



## 12 Barnwell Gardens

Corby, Northamptonshire NN17 5ET



**Simpson West**

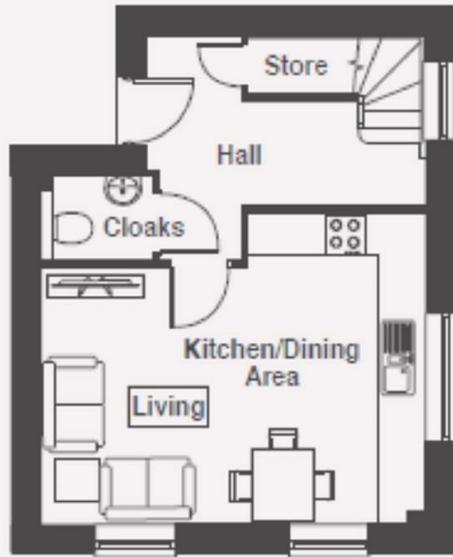
Coming to the market for sale for the first time since new is this unique and rarely available TWO bedroom duplex residence that is offered to the market with no forward chain. This home was built approximately four years ago by local reputable builder Lodge Park Homes. Features include spacious entrance halls with a cloakroom w/c, and the impressive open plan kitchen dining living room. To the upper floor there are TWO DOUBLE BEDROOMS alongside the family bathroom. There is allocated parking within a car port under neath the property. Leasehold service charge applicable of approx. £1454 per annum. Energy rating B. Council Tax Band B. Priors Hall Urban and Civic charges apply - £282 per year.



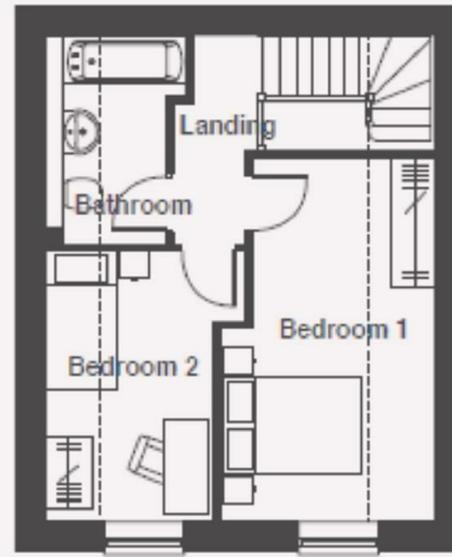
£190,000

 2  1  1





Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
West**

Making Every  
Journey Personal



01536 202007

[info@simpsonwest.co.uk](mailto:info@simpsonwest.co.uk)

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH