



47 Princes Street

Kettering, Northamptonshire NN16 8RW



Simpson & Partners

Simpson and Partners are pleased to welcome this lovely three bedroom home to the rental market! The property has recently undergone refurbishment boasting new flooring downstairs, new front door, new bathroom and full redecoration throughout.

The downstairs accommodation comprises entrance hallway, lounge, separate dining room with built in storage, galley style kitchen with brand new range cooker plus pantry storage, separate utility space and bathroom with three piece suite and shower over bath. Upstairs, you find two double bedrooms and a further large single bedroom. The rear garden is very generous in size and is largely laid to lawn.

The property also has an extremely generous basement area for storage. Situated just outside of Kettering town, this property is close to local amenities, great schools and transport links.

Offered to the market unfurnished

Available early August

EPC C

Council Tax A

£1,050 PCM



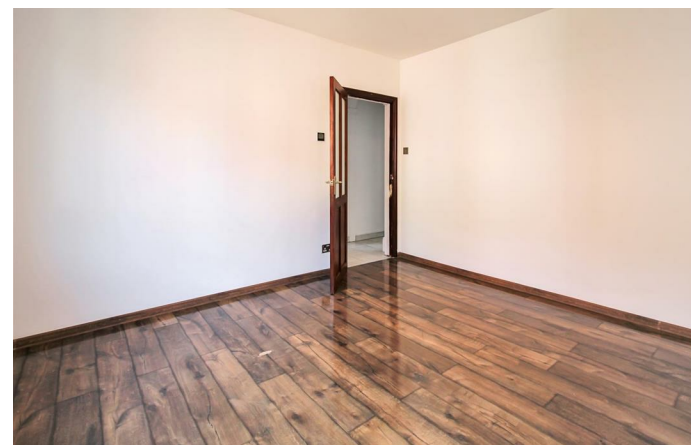
3



1



2



GROUND FLOOR
498 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 957 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Made with Metropac (2020).



Energy Efficiency Rating

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



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