



30 Cora Road
Kettering, NN16 0QQ



Simpson & Partners

Offered for sale with no onward chain is this two double bedroom ground floor maisonette, which further benefits from having its own rear garden. Ideally suited to first time buyers, downsizer's or investors alike, with the added advantage of a completely chain free purchase allowing for a smooth and straightforward transaction.

The property benefits from UPVC double glazing and gas radiator heating,

The accommodation comprises an entrance hall, which provides access to the principal rooms. The kitchen is fitted with a range of units and comes complete with a built-in oven, hob with extractor hood over and an integrated fridge. The half bay fronted lounge/dining room is a particular feature of the property, allowing plenty of natural light to flood into the room and creating a comfortable and inviting space in which to relax or entertain guests.

There are two double bedrooms, both offering flexible accommodation that could equally be used as a guest room, nursery or home office depending on individual requirements. Completing the internal accommodation is a three piece bathroom suite.

Externally, the property enjoys a rear garden, providing a pleasant outdoor area perfect for summer entertaining, gardening or simply relaxing in the sunshine. A brick store is also situated within the garden, offering valuable additional storage for garden furniture, tools or bicycles.

With its generous room sizes, chain free status and outside space, this is a home that offers a great deal of appeal. An internal viewing is highly recommended to fully appreciate the accommodation on offer and to avoid any disappointment.

£135,000



2



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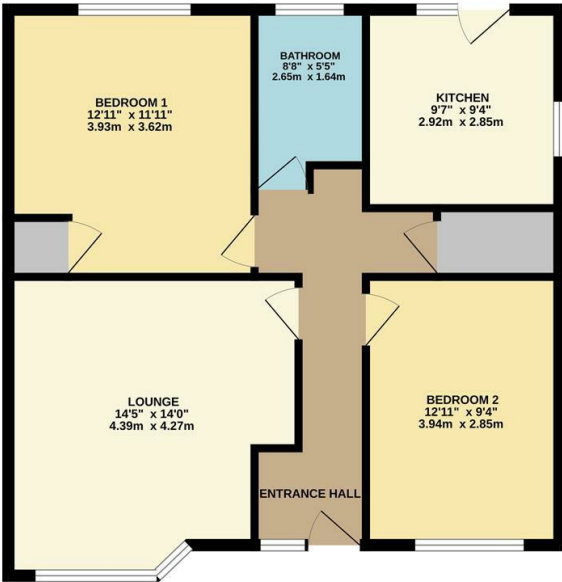


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GROUND FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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