



22 Wallis Road

Kettering, Northamptonshire NN15 6NX



**Simpson & Partners**

Simpson and Partners are delighted to offer to the rental market this beautifully presented mid terrace property situated on a quite residential road close to local amenities and Wicksteed Park. The immaculate, freshly painted accommodation comprises entrance hall, cosy bay fronted lounge, dining room with original fitted storage, modern fitted kitchen with appliances supplied and super garden/family room with patio doors to the garden. Upstairs there are two generous bedrooms and great sized newly fitted bathroom with shower over the bath (new photos of bathroom to follow). Enclosed rear garden. Unfurnished. Available beginning of April. EPC D. Council tax A. Sorry pets are not accepted.



£1,025 PCM

 2  1  3



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 Hozpro C3002



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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