



3 Eadys Row

Kettering, Northamptonshire NN14 4HA



Simpson & Partners

Occupying a pleasant position within the highly sought-after village of Woodford, this charming two-bedroom residence is offered to the market with the added benefit of no forward chain. Ideally located, the property is within comfortable walking distance of local schools, shops, and a range of everyday amenities, making it perfectly suited to a variety of buyers.

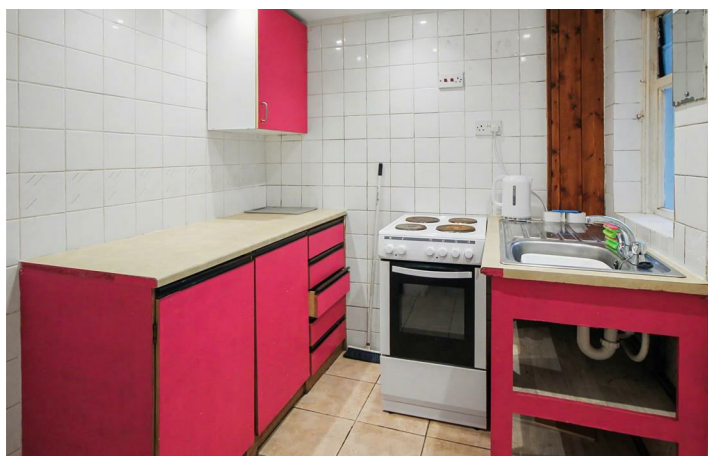
The well-proportioned accommodation comprises an entrance porch leading through to a welcoming living room, a separate dining room, a fitted kitchen, and a useful boot room/utility area. To the first floor, the property offers two generous double bedrooms along with a modern refitted shower room.

Externally, the home benefits from an enclosed rear garden featuring a brick-built studio/office space, ideal for home working or hobbies, along with several additional outbuildings providing excellent storage options. To the front, on-street parking is available on a first-come, first-served basis.

Early viewing is highly recommended to fully appreciate the location and potential this attractive home has to offer. Energy rating to be confirmed.

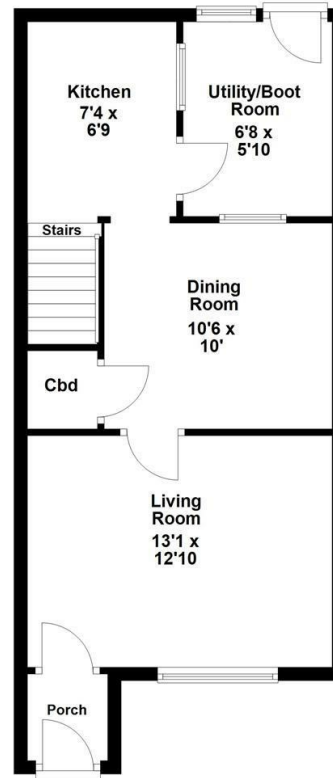


£195,000

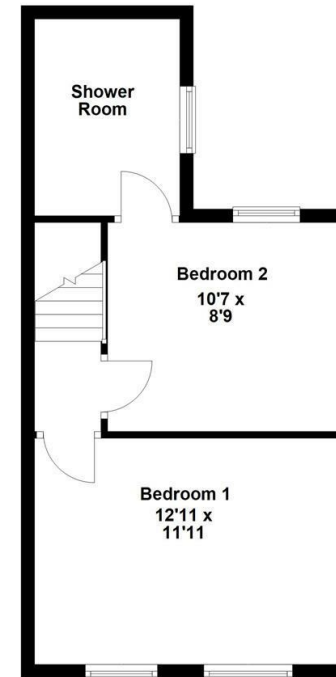



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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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