

9 Duke Street

Kettering, NN16 9DY

Simpson & Partners

Simpson and Partners are pleased to welcome this lovely two bedroom property to the rental market!

Situated close to Kettering town centre, within walking distance of Kettering General Hospital and close to schools and local amenities, this is a superb starter home.

The accommodation comprises generous lounge/diner with understairs storage, modern kitchen, two double bedrooms and family bathroom wtih three piece suite and shower over bath. The rear garden is fully enclosed and benefits from an outbuilding to the back.

Available late December
EPC E
Council Tax A

£895 PCM

2 1 2







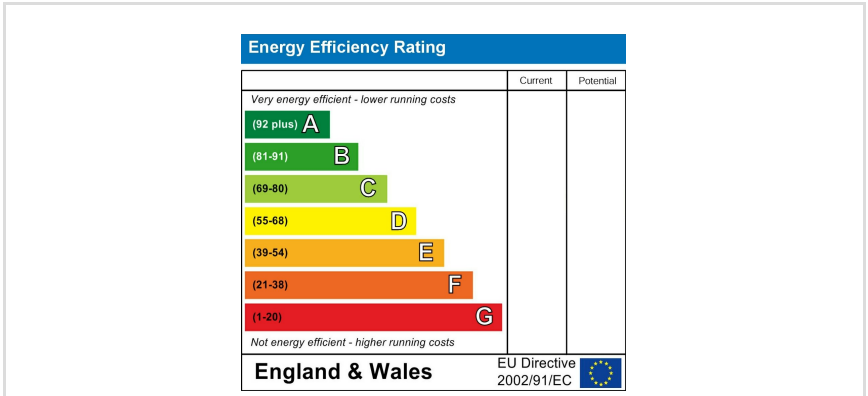




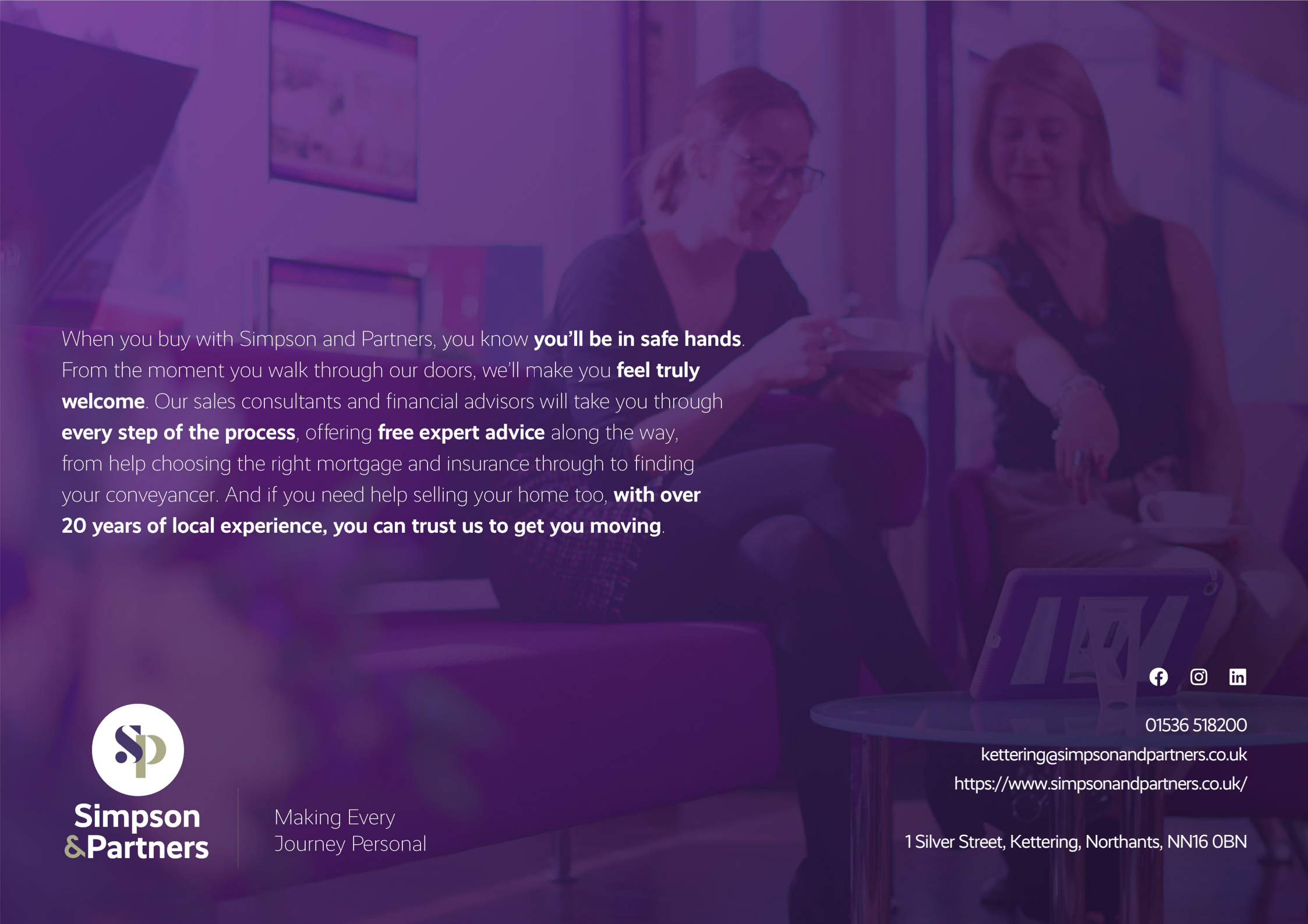
Simpson & Partners


314 sq.ft. (29.2 sq.m.) approx.
KITCHEN
7'5" x 6'5"
2.26m x 1.95m
STORAG
DINING ROOM
11'0" x 9'8"
3.35m x 2.93m
UP
LOUNGE
10'9" x 9'8"
3.27m x 2.93m
314 sq.ft. (29.2 sq.m.) approx.
BATHROOM
7'5" x 6'5"
2.26m x 1.95m
DOWN
BEDROOM 2
11'0" x 7'5"
3.35m x 2.27m
STORAG
BEDROOM 1
12'4" x 10'9"
3.75m x 3.27m
TOTAL FLOOR AREA : 629 sq.ft. (58.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements




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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