



47 Duke Street

Kettering, Northamptonshire NN16 9DZ



Simpson & Partners

Simpson and Partners are pleased to offer to the rental market this lovely bay fronted Victorian terrace property ideally situated close to the town centre and local amenities and within walking distance to KGH.

The very well presented accommodation comprises entrance hall, great sized lounge/diner with feature fire place and modern fitted kitchen with all appliances supplied. Upstairs are two double bedrooms, great storage/walk in wardrobe and super family bathroom with separate walk in shower. Enclosed rear garden with patio, lawn and brick built outbuilding.

Available late August

EPC D

Council Tax A

£925 PCM



Simpson & Partners



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	



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



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