



99 Buccleuch Street  
Kettering, NN16 9EF



**Simpson & Partners**

Simpson and Partners are delighted to offer to the rental market this impressive double en-suite room in a professional HMO ideally located close to KGH and the mainline station. The self contained and stylish accommodation comprises spacious double bedroom, enclosed storage area and immaculate en-suite shower room. The property also has use of the lovely enclosed rear garden and communal kitchen/dining area.

ALL BILLS AND WIFI INCLUDED - SINGLE OCCUPANCY ONLY

Fully furnished

Available immediately

EPC C

Council Tax A

£695 Per Month



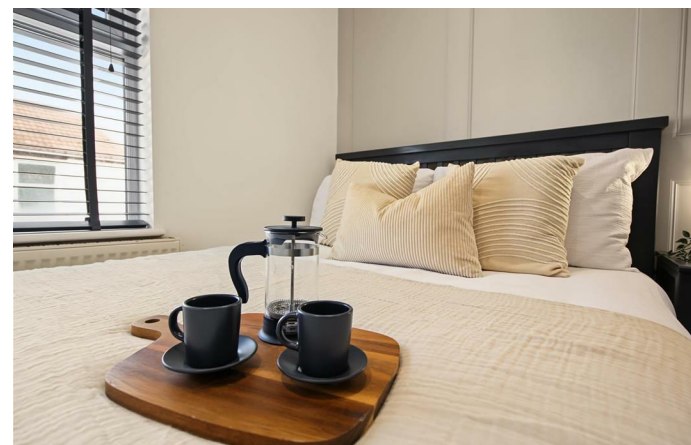
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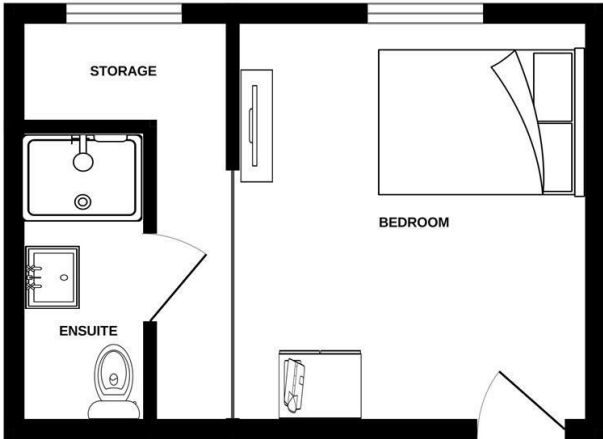


nul



Simpson & Partners

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Made with Metropack ©2020.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>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**.



**Simpson  
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Making Every  
Journey Personal



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