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

2   1   2

Ground Floor

Kitchen
7'4 x 6'9

Utility/Boot Room
6'8 x 5'10

Stairs

Dining Room
10'6 x 10'

Cbd

Living Room
13'1 x 12'10

Porch

First Floor

Shower Room

Bedroom 2
10'7 x 8'9

Bedroom 1
12'11 x 11'11

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
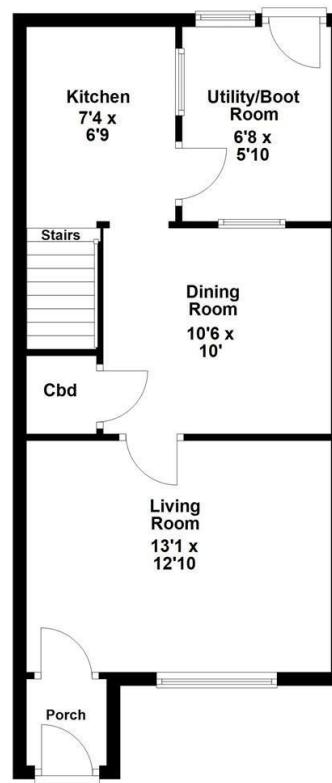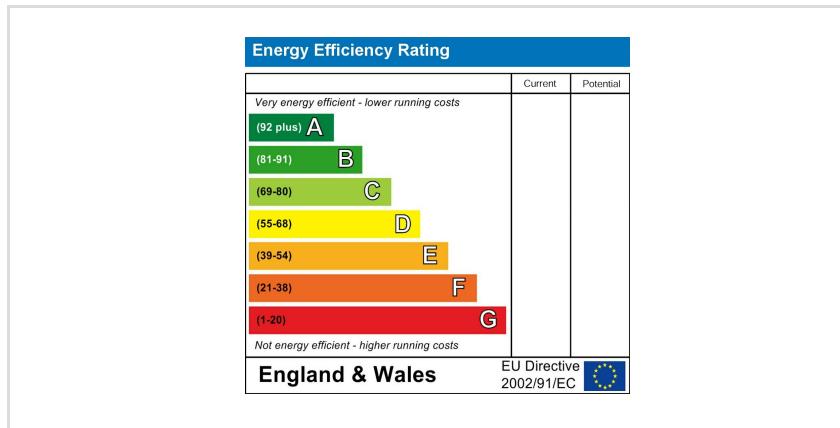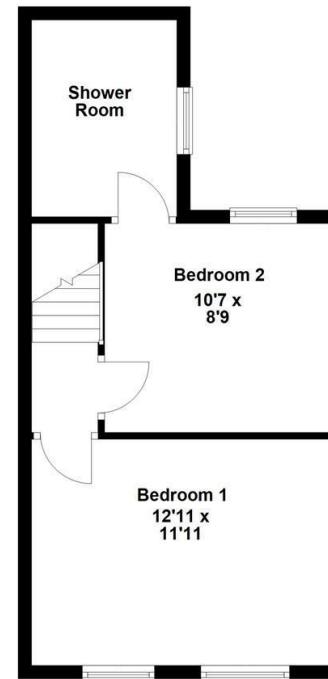
When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the 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**.

Simpson & Partners

Making Every
Journey Personal

01832 731222

thrapston@simpsonandpartners.co.uk

https://www.simpsonandpartners.co.uk/

43-45 High Street, Thrapston, Northants, NN14 4JJ