



## 146 Kestrel Road, Corby, NN17 5FP Offers in excess of £255,000

Goodmove are delighted to bring to the market this spacious four bedroom end terrace house in a sought after modern development on the edge of Corby.

Accommodation is well presented throughout and briefly comprises a welcoming entrance hall, open plan kitchen/dining room/lounge and a downstairs WC. To the first floor, there is a bright lounge (currently used as a bedroom) with balcony (with outdoor electric sockets) and a double bedroom with ensuite, and a separate WC. Stairs then lead to the second floor which offers three generous bedrooms and a house bathroom. Outside there is a pleasant rear garden (with outdoor electric sockets) and a separate double skinned garage with electrics.

Priors Hall Park is a sought-after growing development, surrounded by parkland, walkways and wildlife conservation areas, making it the perfect location for families. You will also find onsite play areas, an amphitheatres, retail district centre with a supermarket and local amenities, a cafe, schools and good road links close by to the A14 and A43.

The property has been attractively priced and we invite all buyers in a position to proceed to view. Please call for more information.



### Agent's Note

The vendor has advised there is an annual charge of £280 for upkeep of the estate.

### Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>85</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

