

22, Torville Crescent

Kettering, Northants NN15 7EN

Simpson & Partners

*** HAS TO BE SEEN *** A stunning two bedroom end terrace with a Conservatory. The property was originally constructed in the early 90's and is situated in a quiet cul-de-sac with ample off road parking to the front. The property is presented in first rate condition throughout and is a credit to its present owner, with a stylish contemporary Kitchen and Bathroom, gas radiator central heating (boiler approximately 4 years old), a wonderful Conservatory with a replacement roof (replaced approximately a year ago), stunning decor and flooring throughout and an enclosed rear Garden with extra seating area to the side. Viewing is considered essential and strictly by appointment.
The accommodation comprises; Entrance Hallway, Kitchen, Lounge, Bathroom, Landing, Two Bedrooms and Bathroom.

Council Tax Band B - Energy Rating C/70





Offers In Excess Of £220,000

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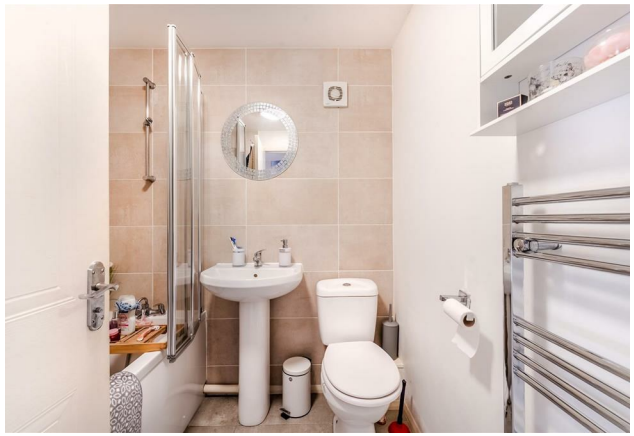


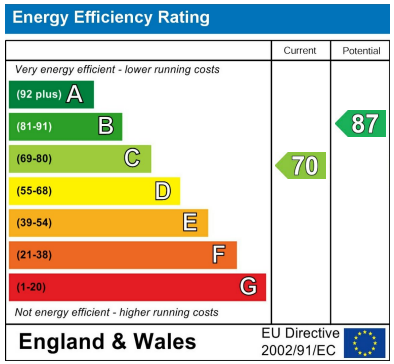




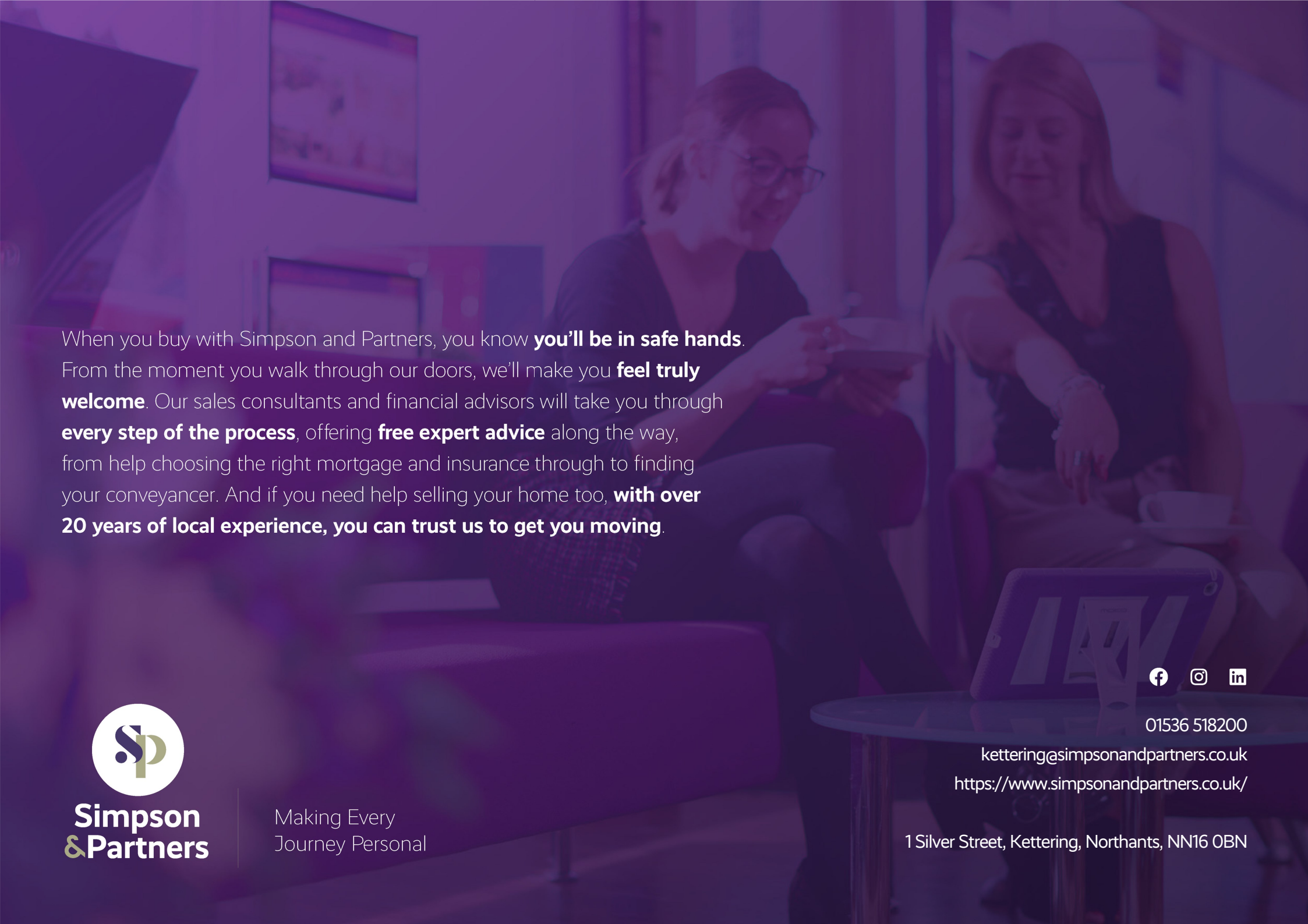
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GROUND FLOOR
1ST FLOOR
CONSERVATORY
8'1" x 7'6"
2.5m x 2.3m
LOUNGE/DINER
14'4" x 12'0"
4.4m x 3.7m
UP
KITCHEN
9'9" x 7'6"
3.0m x 2.3m
BEDROOM
12'0" x 8'10"
3.7m x 2.7m
DOWN
BATHROOM
6'2" x 5'4"
1.9m x 1.6m
STORAGE
BEDROOM
12'0" x 8'4"
3.7m x 2.5m
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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
70
87
England & Wales
EU Directive 2002/91/EC





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