



59 Rydalside, Kettering NN15 7DR

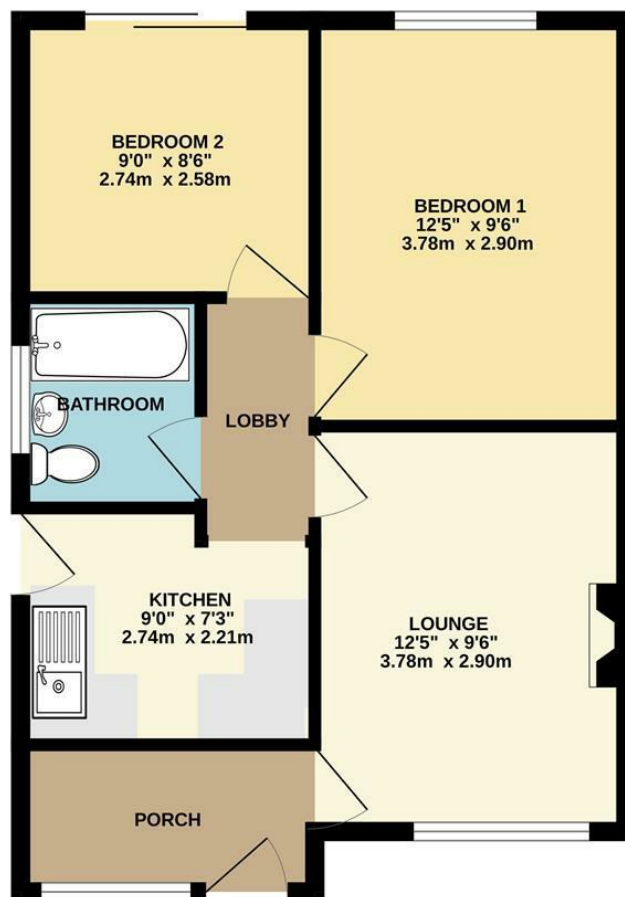
Offers In Excess Of £205,000

A super two bedroom semi detached bungalow located in a very popular area close to open greenbelt, Wicksteed Park and other local facilities. The property is offered for sale with no upward chain and benefits from gas central heating (Boiler replaced approx 2 years ago and serviced) double glazed, GARAGE and enclosed rear garden. The accommodation comprises of porch, lounge, kitchen, inner lobby, bathroom and two bedrooms. Early viewing recommended

Tenure: Freehold
Energy Rating: D
Council Tax Band: B

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GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.

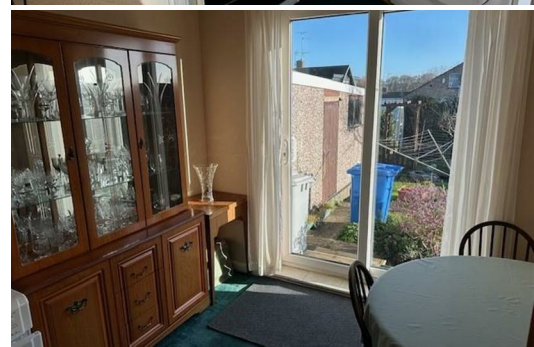


TOTAL FLOOR AREA : 473 sq.ft. (43.9 sq.m.) approx.

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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- No Upward Chain
- Two Bedrooms
- Super Location
- Garage
- Gas Central Heating (recent new boiler)
- Double Glazed
- Enclosed Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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