



## 8 RYEHILL CLOSE KETTERING

£1,200 Per

Located in a small cu-de-sac in the ever popular village of Isham is this 3 bedroom dormer style bungalow, with two bedrooms on the first floor and a ground floor boasting a 3rd along with a dining hall, sitting room, modern fitted shower room, Kitchen and a handy extension to the side incorporating a utility room. The gardens are quite established front and back with a timber shed to the rear and off road parking to the front.

The property is double glazed and has gas fired central heating.

Please note the household income for referencing purposes would need to be in the region of £36000pa and a good credit score would be required.

Contact us now to arrange a viewing on this delightful village home.

Rent: £1,200 PCM. Deposit: £1,384.61. Council Tax Band: C. EPPC Rating: To Follow.









| 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 |

**EPC Rating:**      **Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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