

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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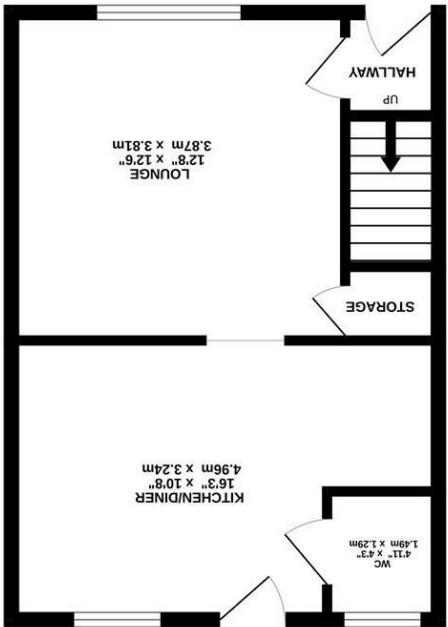
Corby  
1A SPENCER COURT  
CORBY  
NORTHAMPTONSHIRE  
NN17 1BH

Thrapston  
22 HIGH STREET  
THRAPSTON  
NORTHAMPTONSHIRE  
NN14 4JH

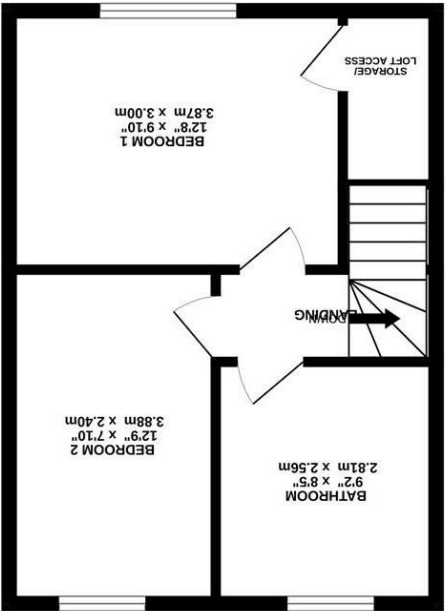
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KETTERING  
NORTHAMPTONSHIRE  
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GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



13 Gilchrist Avenue, Corby, NN17 1BA  
£189,000



Situated within a popular residential area of Corby, close to the town centre and a wealth of amenities, is this immaculately presented two-bedroom mid-terrace property. Internally, the accommodation boasts a living room, kitchen, guest WC, two double bedrooms, and a four-piece family bathroom. The property also benefits from a fully boarded loft with staircase access, as well as an under-stair storage cupboard. Outside, you will find a fully enclosed, generous rear garden which enjoys a lawn, a large paved patio, and space for a shed or summer house. To the front of the property, there is off-road parking for two vehicles.

The living room enjoys plenty of natural light from a large window to the front aspect, offers ample space for furniture, and provides access to the under-stair storage cupboard. The adjoining kitchen is located to the rear of the property and boasts a modern suite, an integrated oven and hob, along with space for additional appliances and a small dining table and chairs if desired. The kitchen also provides access to the rear garden via a patio door, as well as the guest WC, which concludes the downstairs accommodation. Rising to the first-floor landing, you will find two double bedrooms and a four-piece family bathroom. From the master bedroom, you have access to a storage cupboard which also houses a staircase leading to the fully boarded loft. The family bathroom enjoys a free-standing bathtub, shower cubicle, low-level WC, and hand wash basin.

COUNCIL TAX BAND - A  
EPC RATING - TBC



**Lounge**  
12'8" x 12'5" (3.87m x 3.81m)

**Kitchen/Diner**  
16'3" x 10'7" (4.96m x 3.24m)

**Bedroom One**  
12'8" x 9'10" (3.87m x 3.00m)

**Bedroom Two**  
12'8" x 7'10" (3.88m x 2.4m)

**Bathroom**  
9'2" x 8'4" (2.81m x 2.56m)