



Connells

Wharfedale Road
Corby



Property Description

This beautifully presented three bedroom property which has recently been refurbished and decorated to a high standard is located in a highly popular area of Corby. The property has many local amenities surrounding including local shops, schools along with easy access to Corby Town Centre and Train Station. This family home boasts three bedrooms, family bathroom, lounge and kitchen with separate dining room along with generous gardens to the front and rear of the property.

On entering the property you are greeted by a light and spacious hallway which houses the stairs to the first floor. To the left hand side of entering the property is the lounge, a perfect room for those cosy nights in, With open access to the dining room to the rear this is great space for family dining and entertaining. The kitchen is situated to the rear of the property and has recently been refitted to a high standard.

To the first floor are the three bedrooms, two of which are good sized double bedrooms, along with an ample single bedroom which is perfect for a nursery.

This property benefits from good sized front and rear gardens. The front garden leads to the rear garden along with the garage, and still has space on its driveway for multiple vehicles. The rear garden is fully enclosed with gated access and is mainly laid to lawn with patio area.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Hall

Lounge

13' 9" x 12' 2" (4.19m x 3.71m)

Dining Room

10' 4" x 8' 6" (3.15m x 2.59m)

Kitchen

10' 2" x 8' 6" (3.10m x 2.59m)

First Floor

Bedroom One

12' 2" x 11' 10" (3.71m x 3.61m)

Bedroom Two

13' 5" x 8' 6" (4.09m x 2.59m)

Bedroom Three

9' 2" x 8' 6" (2.79m x 2.59m)

Bathroom

Externally

Front Garden

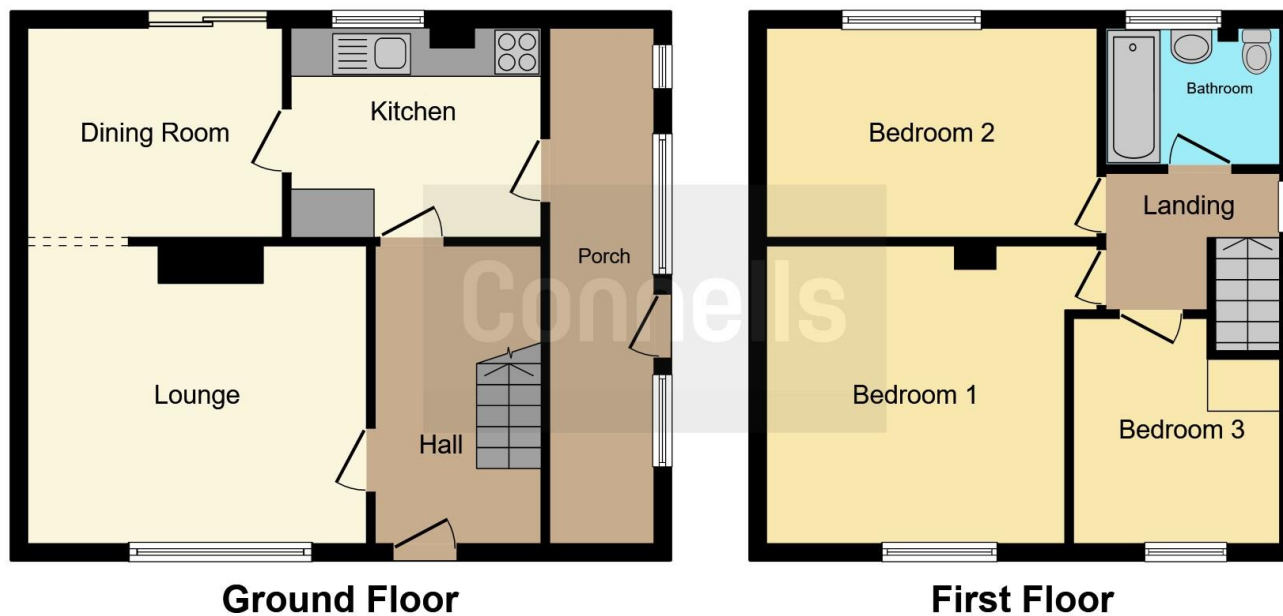
Garage

Rear Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01536 747320
E oakleyvale@connells.co.uk

10 Charter Court Butland Road Oakley Vale
 CORBY NN18 8QT

EPC Rating: D

view this property online connells.co.uk/Property/OKV307202

Tenure: Freehold



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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: OKV307202 - 0004