



Connells

Starling Close  
Corby



## Property Description

Being offered to the market Chain Free is this two bedroom mid terraced property. Situated in the highly sought after Oakley Vale, Corby. This location consists of many local amenities including well regarded primary and secondary schools, play parks as well as local shops and a supermarket.

The property itself offers a generous living space, with a fully fitted kitchen, downstairs WC and a lounge diner to the rear over looking the garden through French patio doors. The lounge also houses the stairs to the first floor. To the first floor floor are two double bedrooms, with the master bedrooms also benefiting from the ensuite, along with a family bathroom. The rear gardens is of low maintenance due to astro turf and a patio area for entertaining.

## 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 £300 inc VAT towards the preparation cost of the pack.

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

Double glazed door to the front, storage cupboard, vinyl flooring.

### Lounge / Diner

18' 9" x 12' 7" ( 5.71m x 3.84m )

Measurements include stairs.

Double glazed French patio doors with windows either side to the rear, radiators.

### Kitchen

10' x 6' 2" ( 3.05m x 1.88m )

Double glazed window to the front, a range of wall and base units with rolled edge work surfaces, stainless steel sink drainer with mixer tap, stainless steel oven with gas hob and cooker hood, ceramic floor tiles.

### Cloakroom

Double glazed window to the front, pedestal wash hand basin, low level WC, extractor fan, tiled splash back, vinyl flooring, radiator.

## First Floor

### Bedroom One

12' 8" x 12' 3" ( 3.86m x 3.73m )

Measurements include over stair storage and ensuite.

Double glazed window to the rear, over stair storage cupboard, loft access.

### Ensuite

Shower cubicle, pedestal wash hand basin, low level WC, extractor fan, tiled splash back, vinyl flooring, radiator.

### Bedroom Two

12' 6" x 8' 4" ( 3.81m x 2.54m )

Double glazed window to the front, radiator.

### Bathroom

Bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, shaver port, tiled splash back, extractor fan, radiator, vinyl flooring.

### Externally

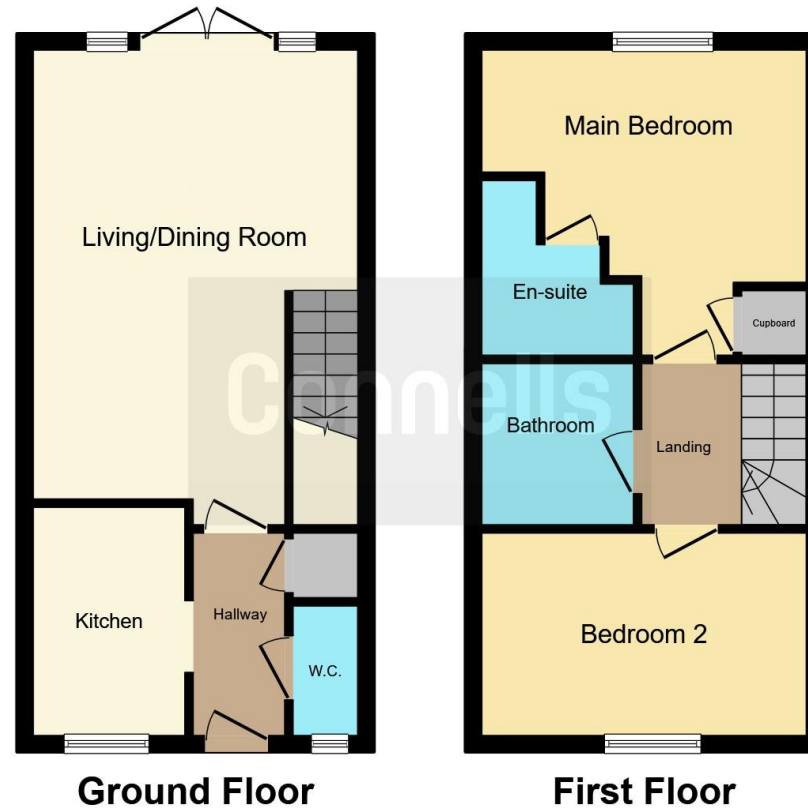
### Rear Garden

Enclosed by brick wall and timber fencing, astro turf, patio area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/OKV306933](http://connells.co.uk/Property/OKV306933)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: OKV306933 - 0015