



Connells

Stephenson Way
Corby



Property Description

CHAIN FREE

Situated close to many local amenities including local shops, schools and play parks along with easy access to Phoenix Parkway Shopping Complex, Corby Town Centre and Train Station. The property itself offers generous living space, two double bedrooms with a shower room and generous front and rear gardens.

On entering the property you are greeted by the entrance hall which leads into the lounge and houses the stairs to the first floor. The lounge is of great space for enjoying a cosy night in or for enjoying time as a family. The kitchen is to the rear of the property and is completely fully fitted with space for appliances. The kitchen also allows space for a dining area and with a door leading to the rear garden is perfect for entertaining.

To the first floor are two double bedrooms. The master bedroom is to the front of the property and boasts a built in storage cupboard. The second bedroom is to the rear of the property, a perfect room for a teenager or childrens room. Completing this floor is the shower room which features a walk in shower cubicle, wash hand basin set in vanity unit and WC.

The property boasts substantial outdoor space. The front of the property has potential to be turned into a driveway for multiple vehicles, with the rear garden being fully enclosed and of low maintenance due to it

being mainly laid to lawn and a slabbed 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

12' 8" x 11' 9" (3.86m x 3.58m)

Kitchen

15' 7" x 8' 10" (4.75m x 2.69m)

First Floor

Landing

Bedroom One

12' 8" x 9' 11" (3.86m x 3.02m)

Bedroom Two

11' 9" x 8' (3.58m x 2.44m)

Bathroom

Externally

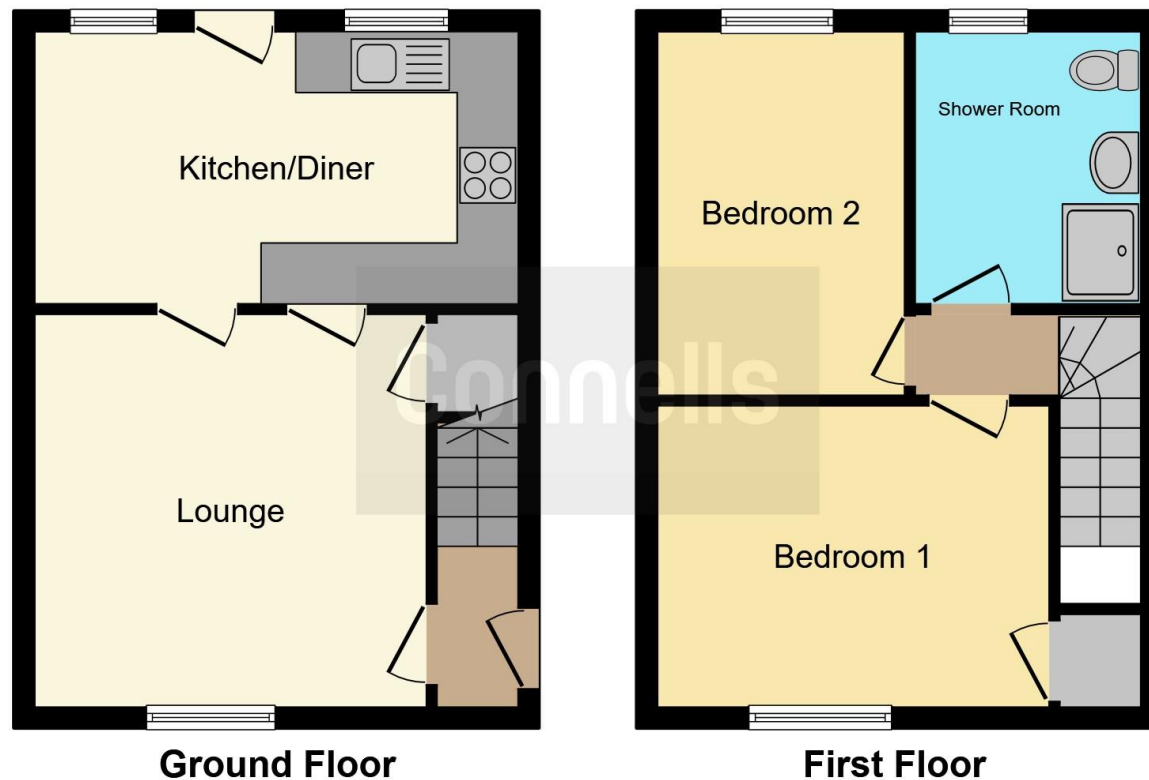
Front Garden

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

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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/OKV307401



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.

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Property Ref: OKV307401 - 0002