





Property Description

Situated in a highly popular area in Corby is this four bedroom mid terraced family home, with many local amenities surrounding, including well regarded primary and secondary schools, shops, and easy access to Corby Town Centre. The property itself boasts four good sized bedrooms with a family bathroom, a generous living space with a convenient downstairs WC, along with a fully enclosed rear garden.

On entering the property you are greeted by a good sized hallway which houses the stairs to the first floor along with the convenient downstairs WC on the left hand side, and the entrance to the kitchen/dining room. The kitchen is flooded with natural light due to the windows being of dual aspect. Following on from the kitchen is the generous living room which is perfect for those cosy nights in.

To the first floor are the four bedroom, all of which are substantial in size, along with the family bathroom.

Externally of the property is a fully enclosed rear garden, which is fully graveled and low maintenance.

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

Double glazed door to the front, radiator.

Cloakroom

Double glazed window to the front, wash hand basin set in vanity unit, low level WC, tiled splash backs, radiator.

Lounge

15' 2" x 12' 1" (4.62m x 3.68m)

Double glazed window to the rear, radiator.

Kitchen

15' 10" x 8' 5" (4.83m x 2.57m)

Double glazed door and window to the rear, French patio doors, a range of wall and base units with rolled edged work surfaces, stainless steel sink drainer, tiled splash backs.

First Floor

Landing

Bedroom One

15' 10" x 10' 10" (4.83m x 3.30m)

Double glazed window to the rear, radiator.

Bedroom Two

12' 1" x 8' 5" (3.68m x 2.57m)

Double glazed window to the rear, radiator.

Bedroom Three

12' 2" x 8' 5" (3.71m x 2.57m)

Double glazed window to the rear, radiator.

Bedroom Four

8' 8" x 7' 10" (2.64m x 2.39m)

Double glazed window to the front, radiator.

Family Bathroom

Double glazed window to the front, bath, pedestal hand wash basin, low level WC, tiled walls, ceramic floor tiles.

Externally

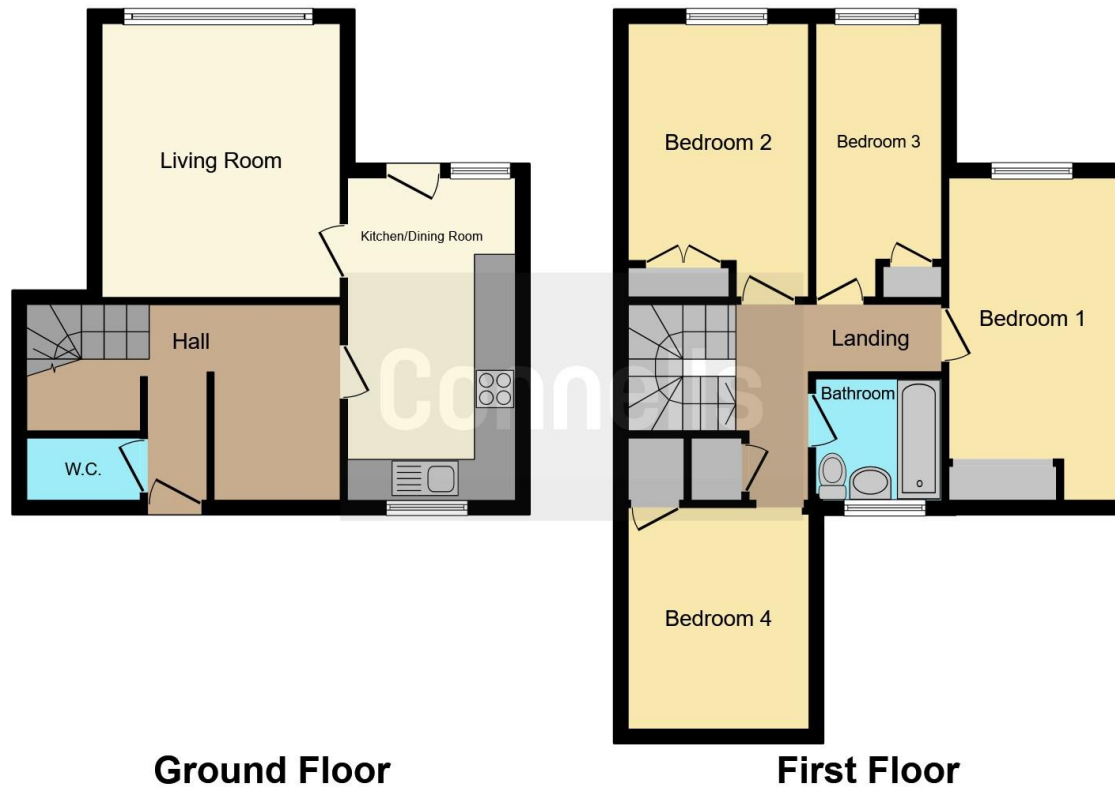
Rear Garden

Enclosed by fencing with pedestrian gate, graveled.









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: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/OKV307132



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: OKV307132 - 0011