



113 The Avenue  
Corby, NN17 5EP



**Simpson West**



Situated within the prestigious Priors Hall Park is this Barratts built THREE bedroom family home that is positioned just a short walk from the recently opened shopping plaza and the local school. Features include an entrance hall, cloakroom w/c, living room, large modern kitchen dining room with doors leading to the garden. To the first floor there are two double bedrooms, the larger of which boasts an en-suite shower room, a good sized single bedroom and the main bathroom. To the rear is a private garden with patio area that is fully enclosed. There is allocated off road parking for three vehicles, one of those spaces is under a coach house. Early viewings are highly advised. Energy rating to be confirmed. Energy Rating B. Council Tax Band C. \* Urban and civic charges apply - £286 per annum \*

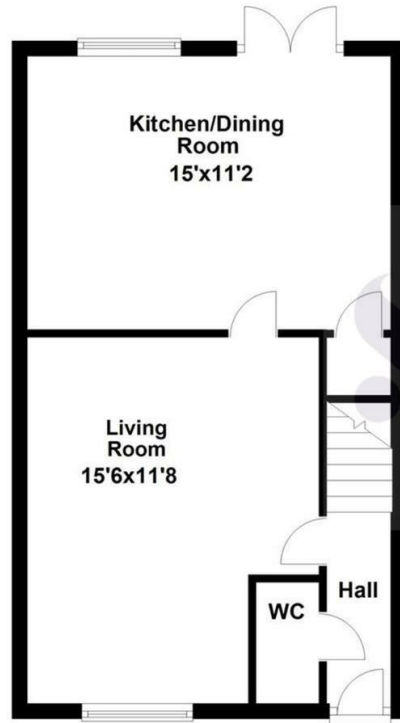


£239,950

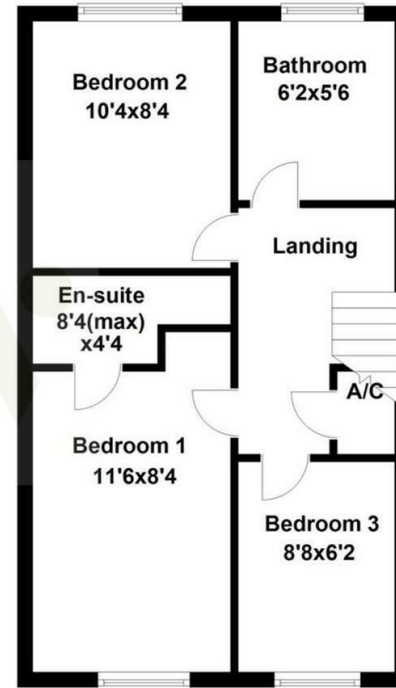
3 1 1



### Ground Floor



### First Floor



Floor plan not to scale - for guidance purposes only.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>97</b> |
| (81-91) <b>B</b>                            | <b>84</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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