



48 Chestnut Avenue  
Corby, Northants NN17 2ER



**Simpson West**

Situated within the highly desirable Shire area of Corby is this three bedroom semi-detached property that is being offered to the market for sale with NO CHAIN. Although in need of modernisation, this property has been significantly extended to provide highly versatile and spacious living accommodation, offering great potential! Accommodation includes a porch leading into a reception hall, living room with a fireplace, a separate sitting room, kitchen/breakfast room with French doors leading to the garden, a 17' x 10'4 family/dining room with two sets of sliding doors leading to the garden and a separate versatile reception room. To the first floor there are three well-balanced bedrooms, with the two largest bedrooms benefiting from fitted storage, and a shower room. Outside, there is a gated driveway providing off-road parking. The rear garden is of excellent size, and is predominantly laid to lawn with a full-width patio area. Viewing is considered essential! Energy Rating D. Council Tax Band A.

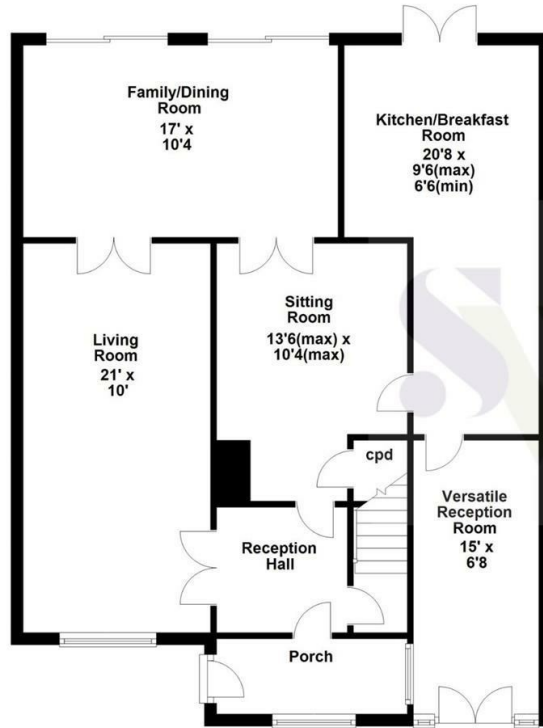


£200,000

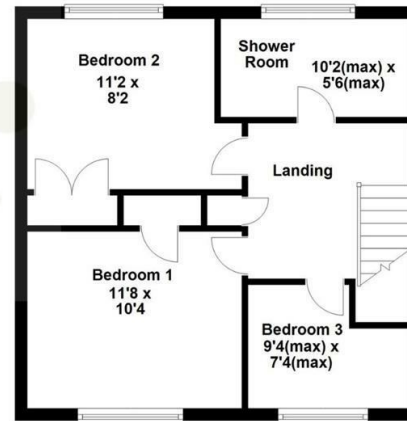
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**Ground Floor**



**First Floor**



Floor plan not to scale - for guidance purposes only.  
Floor plan created by Simpson West for their use.  
Plan produced using PlanUp.



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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