



**STUART
CHARLES**
ESTATE AGENTS



Rockingham Road

, Corby, NN17 1JW

£89,000



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Entrance

Electric roller doors, double glazed door and windows to the front elevation.

Kitchenette

6'07 x 5'10 (2.01m x 1.78m)

Space for washing machine and under counter fridge.

Guest WC

6'07 x 3'05 (2.01m x 1.04m)

A two piece suite comprising a wash hand basin and pedestal, radiator and double glazed window the front elevation.

Work room one

18'11 x 8'06 (5.77m x 2.59m)

Double glazed window to the rear elevation, air conditioner unit.

Work room two

9'11 x 9'08 (3.02m x 2.95m)

Double glazed French doors to the rear elevation.

Outside

Patio area leading to a laid lawn, outside power, all enclosed by timber fence surround.



A satellite map of a city area, likely Los Angeles, showing a dense urban landscape with buildings, roads, and green spaces. A red location pin is placed on the map, indicating a specific point of interest. The map is overlaid with a grid of latitude and longitude lines. The text "© 2025 Landsat / Copernicus, Maxar Technologies" is visible in the bottom left corner.

The floor plan shows a rectangular building layout. On the right side is a large room labeled 'WORK ROOM 1' with dimensions '18'11" x 8'6"' and '5.76m x 2.60m'. To its left is a smaller room labeled 'WORK ROOM 2' with dimensions '9'11" x 9'8"' and '3.03m x 2.95m'. Below Work Room 2 is an 'OFFICE' with dimensions '6'7" x 5'10"' and '2.01m x 1.78m'. At the bottom left is a 'WC' (toilet) with dimensions '6'7" x 3'5"' and '2.01m x 1.04m'. The plan includes doors for each room and a sink in Work Room 1. The rooms are color-coded: Work Room 1 is light blue, Work Room 2 is light green, the Office is light orange, and the WC is light pink.

Room	Dimensions (ft/in)	Dimensions (m)
WORK ROOM 1	18'11" x 8'6"	5.76m x 2.60m
WORK ROOM 2	9'11" x 9'8"	3.03m x 2.95m
OFFICE	6'7" x 5'10"	2.01m x 1.78m
WC	6'7" x 3'5"	2.01m x 1.04m

Please contact our Stuart Charles Estate Agents Office
on 01536 234264 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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