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Rochester Road, Oakley Vale, Corby

£220,000 Freehold

BELVOIR!



This bright and airy semi detached house is offered to market with no onward chain. This three bedroom home with single garage & driveway and parking for two cars is perfect for families, first time buyers and investors.

The ground floor offers a spacious open plan living/dining room with French doors opening onto the rear garden, a separate spacious kitchen with a good range of wall and base units with an additional storage cupboard space. This property has three well proportioned bedrooms which are located on the first floor with two being doubles & the master enjoying an en-suite shower room, there is also a spacious family bathroom.

Externally you will find a tiered frontage with a garage & off road parking to the side. To the rear is a fully enclosed rear garden which is mainly laid to lawn with two separate patio areas.

Situated in the middle of the Oakley Vale estate and within walking distance to the Ofsted, rated as outstanding, primary school. The Charter Court shopping precinct and Harpers Brook family pub are a stones throw away and there is plenty of open green space and lakes scattered around the estate.

This property is ideally situated for those who love walking and nature as well as having plenty of space for the kids to run free and play ball games. Perfect for dog lovers too! With the butterfly play area and football field also just around the corner there really is something for every age group.

EPC Rating C. Council Tax C.

Entrance Hall

Double glazed door to front, carpet to flooring, radiator, stairs rising to first floor, doors leading to all rooms.

Lounge

4.88m x 2.95m (16'0" x 9'8")

Double glazed window to front, electric fire & surround, carpet to flooring, radiator, TV point, internet point, arch opening to dining area.

Dining Room

2.83m x 2.39m (9'4" x 7'10")

Double glazed French doors to rear garden, patio, carpet to flooring, radiator.

Kitchen

3.76m x 2.55m (12'4" x 8'5")

Double glazed window to rear. Kitchen comprising of wall and base units, with work surfaces over, tiled splashbacks, integrated electric oven, four ring gas hob with cooker hood over, integrated dishwasher, space for fridge/freezer, tiled flooring, radiator, storage cupboard.





First Floor Landing

Stairs rising from first floor, carpet to flooring, loft access, airing cupboard.

Master Bedroom

3.00m x 2.90m (9'10" x 9'6")

Double glazed window to front, carpet to flooring, radiator, TV point, internet point.

En Suite

2.01m x 1.36m (6'7" x 4'6")

Single shower cubicle, vanity unit with wash hand basin inset, tiled splash backs, radiator, shaver point, extractor fan, vinyl to flooring.

Bedroom Two

4.31m x 2.95m (14'1" x 9'8")

Double glazed window to rear, carpet to flooring, radiator.

Bedroom Three

2.91m x 1.95m (9'6" x 6'5")

Double glazed window to rear, carpet to flooring, radiator.

Bathroom

2.24m x 1.88m (7'4" x 6'2")

Double glazed window to front, panelled bath with main shower over, vanity unit with wash hand basin inset, low level WC, part tiled walls, shaver point, extractor fan, vinyl to flooring, radiator.

Garage

Single garage with power and lighting, off road parking to front.

External

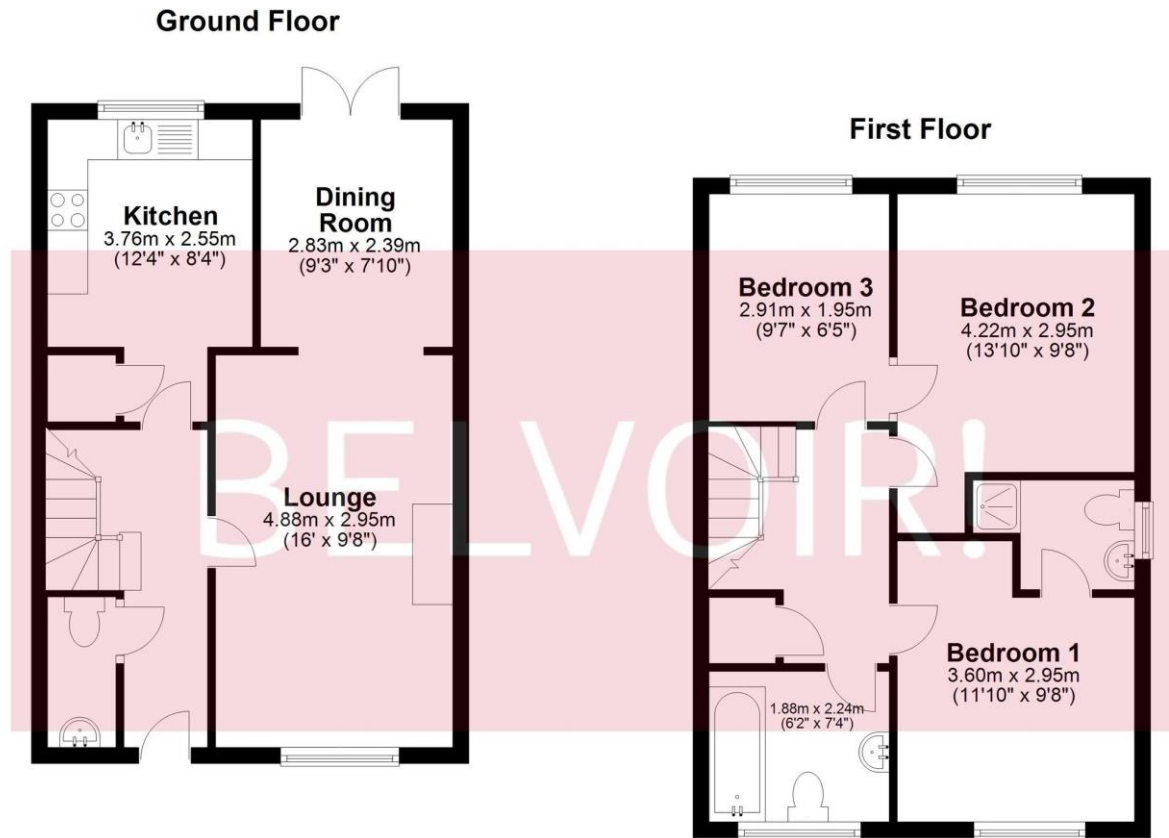
Front - Garage and off road parking, tiered frontage, steps rising to the front door, access to rear garden.

Rear - Fully enclosed with wooden fencing, mainly laid to lawn with two patios areas.

Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Contact us today to arrange a viewing...

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