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Highbrook, Corby

£160,000 Freehold

# BELVOIR!

EPC Rating C. Council Tax A.





This well-presented three-bedroom mid-terrace property is offered to the market with tenants in situ, making it a fantastic turnkey investment opportunity.

The accommodation comprises a welcoming living room, a spacious breakfast kitchen, and a conservatory providing additional living space and natural light. The ground floor also benefits from a modern wet room and a useful storage area, offering practicality and convenience.

To the first floor, you'll find three well-proportioned bedrooms and a family bathroom, making this an ideal layout for families or sharers.

Externally, the property enjoys a low-maintenance, split-level gardens to both the front and rear, fully slabbed for easy upkeep—ideal for tenants and landlords alike.

Situated in a residential area with access to local amenities, schools, and transport links, this property is a solid addition to any investment portfolio.



#### Entrance Hall

Double glazed window to side, double glazed door to front, laminate to flooring, understairs cupboard, ceiling light, stairs rising to first floor.

#### Storage

1.28m x 0.98m (4'2" x 3'2")

Double glazed window to side, tiled flooring, ceiling light.

#### Living Room

4.84m x 3.84m (15'11" x 12'7")

Double glazed window, double glazed French doors, laminate to flooring, radiator, ceiling light, TV point, internet point.

#### Breakfast Kitchen

4.67m x 2.64m (15'4" x 8'8")

Double glazed window to rear, double glazed door to rear. Kitchen comprising of wall & base units, composite work surfaces over, four ring halogen hob, eye level electric double oven, stainless steel bowl & half sink with drainer, space for washing machine, space for fridge/freezer, tiled flooring, ceiling light, breakfast bar, tiled splash backs, ceiling light, radiator.



#### Conservatory

5.47m x 1.93m (17'11" x 6'4")

Double glazed windows to side & rear, double glazed French doors opening onto garden, tiled flooring, wall light.

#### Wet Shower Room

2.75m x 2.01m (9'0" x 6'7")

Double glazed window to front, wet room vinyl flooring, electric shower, low level WC, wall mounted wash hand basin, part tiled walls. extractor fan, ceiling light, radiator.

#### Landing

Carpet to flooring, airing cupboard, loft access, ceiling light.

#### Bedroom One

4.83m x 3.5m (15'10" x 11'6")

Double glazed window to front, carpet to flooring, storage cupboard, ceiling light, radiator.

#### Bedroom Two

3.34m x 2.78m (11'0" x 9'1")

Double glazed window to front, carpet to flooring, over stairs cupboard, ceiling light, radiator.

#### Bedroom Three

3.24m x 1.95m (10'7" x 6'5")

Double glazed window to front, carpet to flooring, over stairs cupboard, ceiling light, radiator.

#### Bathroom

2.76m x 1.41m (9'1" x 4'7")

Double glazed window to rear, panelled bath, electric shower over, wash hand basin set into vanity unit, low level WC, wet room vinyl flooring set with resin, part tiled walls, ceiling light, radiator.

#### External

Front - Split level, slabbed frontage.

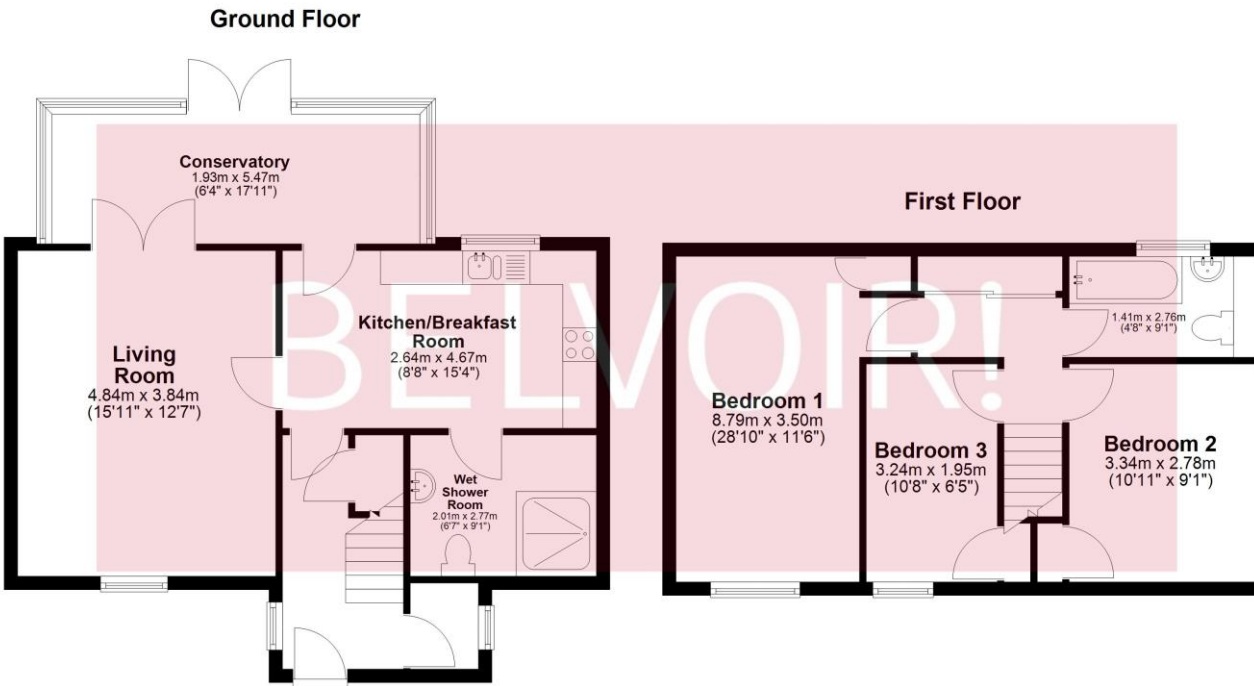
Rear - Low maintenance garden, split level slabbed garden, fully closed.

#### 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.



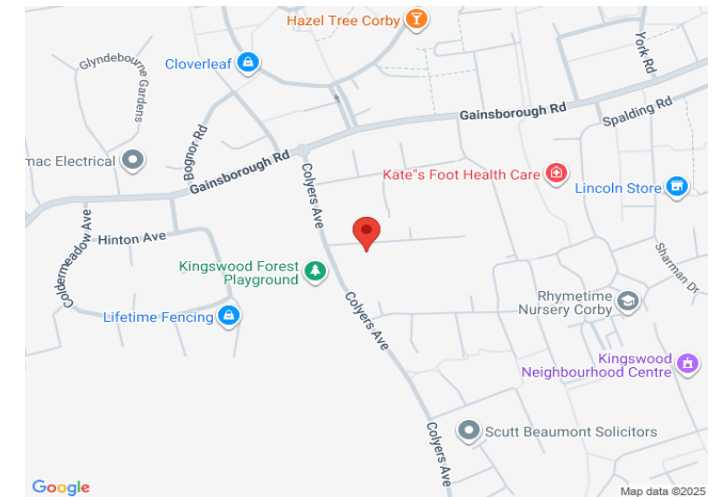




We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us 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.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</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 |                         |           |
|                                             | 73                      | 80        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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Contact us today to arrange a viewing...

[www.belvoir.co.uk](http://www.belvoir.co.uk)

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