









welcome to

Collingwood Avenue, Corby

William H Brown are pleased to bring to the market this Three bedroom semi-detached family home, situated one of the town's most sought after streets. This property is immaculately presented throughout and has been thoughtfully renovated to a high standard.













Entrance Hall

6' 1" x 11' 7" (1.85m x 3.53m)

Lounge

10' 9" x 14' Min (3.28m x 4.27m Min) Bay Window. Arch to dining Room. Fireplace.

Dining

 $10' \ 3'' \ x \ 10' \ 1'' \ (3.12m \ x \ 3.07m \)$ Arch to Lounge. Patio door to rear. Door to Kitchen

Kitchen

9' 4" x 10' 3" (2.84m x 3.12m)

Integrated Hob with Extractor. Double Oven. Door to side. Window overlooking Garden. Door to Hall and Dining Room.

Landing

7' 2" x 8' 3" (2.18m x 2.51m)

Double Glazed window. Door to all Bedrooms and Bathroom..

Bedroom One

11' 8" Max x 11' 1" (3.56m Max x 3.38m) Fitted wardrobes. Drawers. Dressing table. Radiator and Double Glazed Window to Front.

Bedroom Two

11' 8" Max x 10' 4" (3.56m Max x 3.15m)
Double Glazed Window to Rear. Laminate Flooring

Bedroom Three

8' 1" x 8' 4" (2.46m x 2.54m) Double Glazed Window to Front. Radiator.

Bathroom

5' 7" x 9' 8" (1.70m x 2.95m)

Four piece Suite Consisting of Mounted sink, Full Size bath, W.C. Double Shower Cubicle with Rainfall Shower. Full Height Tiling. Spotlights.

Front Garden

Considerable Driveway for Multiple Cars. Overlooking Abbey Fields

Outbuilding

Garage Split into Two. 8' 08 x 9' x 03. Converted part 12'x08 x 7; 08





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- Overlooking local green and playing fields.
- · Recently renovated bathroom.
- Landscaped and private rear garden.
- Large driveway with parking for several cars

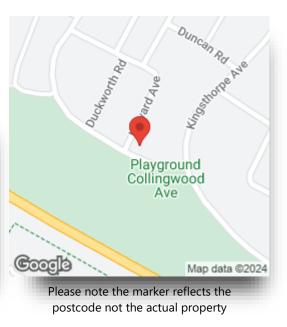
Tenure: Freehold EPC Rating: Awaited

£300,000









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Property Ref: COR112429 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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