

property details **approval form**

13 Skipton Close, Corby, Northamptonshire, NN18 0NS

Date: 14 May 2025

Property Ref and Version: COR112466 - 0016

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£180,000

Tenure: Freehold

>> **key features**

- > Ready to renovate
- > Town centre location
- > Ideal investment property
- > Three double bedrooms
- > Open plan kitchen/diner/lounge
- > EPC Rating: C

>> **short description**

William H Brown are pleased to bring to market this spacious 3 bedroom property in the popular Beanfield area of Corby. Ripe for renovation, this property presents an ideal opportunity for an investor or first time buyer looking to put their stamp on a property.

>> **long description**

William H Brown are pleased to bring to market this spacious 3 bedroom property in the popular Beanfield area of Corby. Ripe for renovation, this property presents an ideal opportunity for an investor or first time buyer looking to put their stamp on a property. Comprising entrance hall, utility room, open plan lounge/kitchen/diner, 3 spacious bedrooms and a family bathroom. this property benefits from gardens to the front and rear.

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>> **room description**

Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

Entrance

Entrance by front and side door adjacent.

Lounge

13' 2" x 11' (4.01m x 3.35m)

Double Glazed window to front, gas fire with brick surround.

Kitchen

20' 7" x 8' 2" (6.27m x 2.49m)

Wall and base units, Breakfast bar, Double glazed window to rear, radiator,

Utility

5' 6" x 7' 3" (1.68m x 2.21m)

Door with half glass.

Landing

Doors leading to bedrooms, bathroom and storage.

Bedroom One

12' 1" x 11' 4" (3.68m x 3.45m)

Double glazed window to rear, Radiator.

Bedroom Two

10' 3" x 10' 4" (3.12m x 3.15m)

Double glazed window to front aspect, radiator.

Bedroom Three

7' 2" x 10' (2.18m x 3.05m)

Double glazed window to front, radiator

Bathroom

WC, bath with shower over, wash hand basin, radiator.

Externally

Large rear garden laid mostly to lawn, patio area,

Entrance

Entrance by front and side door adjacent.

Your William H Brown office: 61A Corporation Street, CORBY, Northamptonshire, NN17 1NQ
T 01536 267418 **E** corby@williamhbrown.co.uk

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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature		Date
Jesse Moffatt		14/05/2025
Mrs D.C. Friskin		