

property details **approval form**

46 Rubens Walk, Corby, Northamptonshire, NN18 0SQ

Date: 11 March 2025

Property Ref and Version: COR112526 - 0009

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**

£190,000

Tenure: Freehold

>> **key features**

- > NO UPPER CHAIN
- > Close to town
- > Driveway
- > 7KW EV Charger on the Driveway
- > 3 bedrooms
- > Enclosed garden
- > Storage Shed
- > EPC Rating: C

>> **short description**

NO UPPER CHAIN! William H Brown are delighted to offer to the market this three bedroom family home within the popular town centre area of Corby. This property offers off road parking, two double bedrooms, a single bedroom as well as an enclosed rear garden. A must view!!

>> **long description**

William H Brown are delighted to offer to the market this three bedroom family home within the popular town centre area of Corby. This property offers off road parking, two double bedrooms, a single bedroom as well as an enclosed rear garden. With wooden storage shed in corner. A must view!!

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>> room description

Entrance Hall

PVC front door, access straight to stairs for upper landing.

Lounge

19' 8" x 13' 2" max (5.99m x 4.01m max)

Double glazed window to front aspect, store cupboard, carpeted, radiator.

Kitchen

11' x 7' (3.35m x 2.13m)

Wood effect vinyl flooring, patio door to rear aspect, single bowl sink with mixer tap, electric hob and oven, part tiled with wall and base units.

Utility Room

9' 2" x 4' 8" (2.79m x 1.42m)

External door to front, space for tumble dryer, boiler.

Landing

Carpeted and radiator.

Bedroom One

13' 8" max x 10' (4.17m max x 3.05m)

Double glazed window to front aspect, cupboard, radiator and carpeted.

Bedroom Two

13' 5" x 8' 1" (4.09m x 2.46m)

Window to front aspect, radiator and fully carpeted.

Bedroom Three

10' x 7' 3" max (3.05m x 2.21m max)

double glazed window to rear aspect, radiator and fully carpeted.

Bathroom

Four piece suite comprising of WC, wash hand basin, bath and shower cubicle, heated towel rail, extractor fan and wood effect vinyl flooring.

Externally

Front

Drive with dropped kerb, block paving and lawn area.

Rear Garden

Enclosed garden, mainly laid to lawn, blocked paved seating area, stepped access.

Landing

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

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>> **room description**

Carpeted and radiator.

Attic Space

The attic is part boarded for storage, inbuilt ladder and lighting.

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>> **room description**

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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
Rob Pearson		11/03/2025
Mr R.J. Lewis		