

# property details **approval form**

9 Prestoe Close, Corby, Northamptonshire, NN17 5GF

**Date:** 03 April 2025

**Property Ref and Version:** COR112515 - 0003

# 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**

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£214,950

Tenure: Freehold

## >> **key features**

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- > Two bedrooms
- > Priors Hall location
- > Off road parking
- > No onward chain
- > Downstairs cloakroom and family bathroom
- > EPC Rating: B

## >> **short description**

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This modern, well presented two bed end of terraced home in a sought after location benefits from a kitchen, lounge/diner with French doors into the rear garden and a downstairs cloakroom. Upstairs has two double bedrooms and a family bathroom. There is ample parking and No Onward Chain.

## >> **long description**

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William H Brown are delighted to offer this two bedroom end of terrace modern family home. The property is well situated in a popular modern development. The property comprises of a bright hallway leading to the kitchen, downstairs cloakroom, lounge/diner and a cupboard. Upstairs has two large double bedrooms and a family bathroom. There is a good sized garden to the rear with access to the side of the house onto the driveway. This is a wonderful family home and a perfect first time buyers property with No Onward Chain. Viewing highly recommended.

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## >> **room description**

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### **Entrance Hall**

Door to front housing boiler cupboard, doors leading to downstairs WC, kitchen and lounge.

### **Cloakroom**

Vinyl flooring, wash hand basin extractor and WC.

### **Lounge/Diner**

12' 10" max x 15' 3" ( 3.91m max x 4.65m )

Carpeted throughout, patio door to rear aspect, double glazed window to side, stairs leading to first floor, radiator.

### **Kitchen**

8' 8" x 6' 3" ( 2.64m x 1.91m )

Vinyl flooring, wall and base units with integrated cooker and hood, extractor, space and plumbing for washing machine, double glazed window to front, radiator.

### **Landing**

Loft access and doors to bedrooms one, two and bathroom off.

### **Bedroom One**

9' 3" max x 12' 11" ( 2.82m max x 3.94m )

two double glazed windows to front aspect, carpeted, radiator.

### **Bedroom Two**

12' 10" max into wardrobe x 8' 6" ( 3.91m max into wardrobe x 2.59m )

Built in wardrobe, double glazed window to rear, carpeted, radiator.

### **Bathroom**

Bath with shower over, Wash hand basin, WC, vanity and shaving point, double glazed window to side, extractor fan.

### **Externally**

#### **Front**

Tandem block paved driveway.

#### **Rear Garden**

Enclosed rear garden with patio seating area, lawned.

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## >> **property images**



**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](http://www.focalagent.com)

## >> approval

Signature		Date
Iona Roberts		03/04/2025
Mr C. & Lynda Liddle		