



Blackbird Road, Corby NN18 8FE

welcome to

Blackbird Road, Corby

We are delighted to bring to market this two bedroom semi detached house, offered with no upper chain, and a 25 minute walk to Corby town centre.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Entry via composite front door leading to Downstairs WC and door to living room.

Cloakroom

WC, wash hand basin, radiator.

Living Room

14' 11" x 12' 11" to reduced head height (4.55m x 3.94m to reduced head height)
Double glazed patio door to rear garden, carpet and radiator.

Kitchen

8' 1" x 6' 6" (2.46m x 1.98m)
Wall and base units with work surface over, gas hob and integral oven, cooker hood, one bowl sink drainer, double glazed window to front aspect, tiled floor.

Landing

Doors to bedrooms, bathroom and loft hatch, carpet.

Bedroom One

13' into wardrobe x 8' 1" (3.96m into wardrobe x 2.46m)
two double glazed windows to front aspect, built in fitted wardrobe, carpet and radiator.

Bedroom Two

8' 3" x 12' 11" into recess (2.51m x 3.94m into recess)
Double glazed window to rear, carpet and radiator.

Bathroom

WC, wash hand basin in vanity unit, shower cubicle, vinyl floor, part tiled, extractor and radiator.

Externally Front

Driveway parking.

Rear Garden

Block paved seating area, artificial lawn, enclosed rear fencing and rear access to front.





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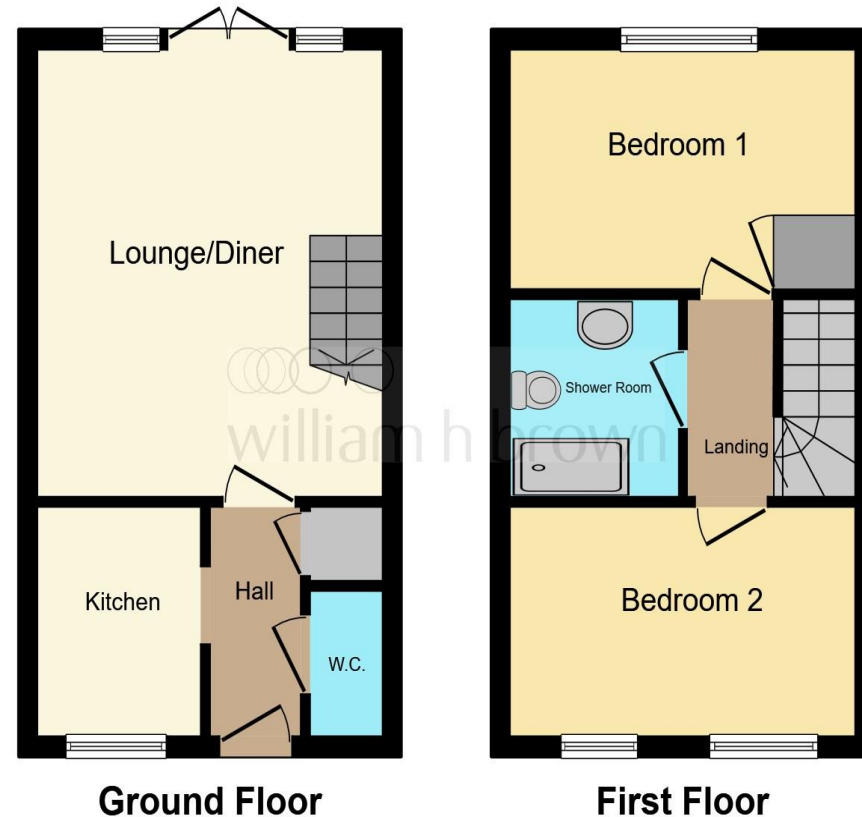
Blackbird Road, Corby

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Two Bedrooms

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price

£165,000



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

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Property Ref:
COR112952 - 0002

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