



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Studfall Avenue, Corby, NN17 1LD

Fixed Price £175,000

3 1 1





"Refurbishment Opportunity" - Open House Saturday 7th September 2024 at 11AM

Located within the Lloyds area which offers an excellent range of local amenities and schools, this semi detached house requires improving and is being offered for sale with NO CHAIN. The accommodation comprises entrance hall, guest WC, living room, kitchen/dining room and utility. There are three bedrooms and a family bathroom. The property comes with a retained lawn to the front and an enclosed garden to the rear as well as having a single garage in a neighbouring block.

Rarely available, this type of property situated within the Lloyds area don't come along very often!

This cared for family home is being offered for sale with NO CHAIN and with required updating, making it a great project property for the next owner.

Situated within the Lloyds area which offers lots of amenities including shops, restaurants, other community retailers and services along with a number of schools.

The accommodation comprises entrance hall with stairs rising to the first floor landing. There is a guest WC situated off from the hall.

The living room is dual aspect and is a good size.

The kitchen/dining room is rear facing with access to the rear garden. There is a basic range of fitted kitchen units with work tops incorporating a sink with drainer.

There is a utility room which offers access to the front elevation. This is a good storage space which could lend it's self to the kitchen to create a larger entertaining space.

From the first floor landing there is a storage cupboard.

There are three bedrooms all offering either a wardrobe or storage cupboard.

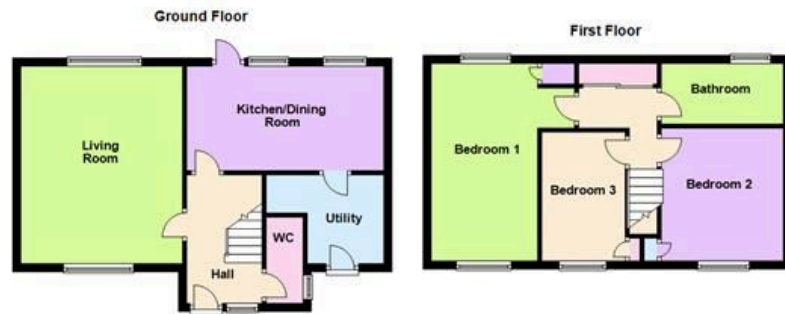
The bathroom includes a side panel bath, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

Gas central heating system.

Outside the property comes with a single garage which is situated in a small block of four located between No.69 and No.69A. There is a retained front lawn and there is gated access to the front door. The rear garden is fully enclosed with pedestrian gated access. The garden is laid to lawn and comes with a useful timber storage shed.







- Living Room 4.85m x 3.96m (15'11" x 13'0")
- Kitchen/dining room 4.83m x 2.57m (15'10" x 8'5")
- Utility Room 2.9m x 2.11m (9'6" x 6'11")
- Bedroom One 4.85m x 2.72m (15'11" x 8'11")
- Bedroom Two 3.3m x 2.9m (10'10" x 9'6")
- Bedroom Three 3.28m x 2.06m (10'9" x 6'9")
- Bathroom 2.9m x 1.47m (9'6" x 4'10")



05/09/2024, 12:31 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Part 6 The Lodge 25 Waverley Road Corby NN17 5JL	Energy rating <b>C</b>	Valid until 1 February 2034 Certificate number 1400-7493-0022-9302-3243
Property type	Mid-floor flat	
Total floor area	49 square metres	

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-performance-certificates-property-minimum-energy-efficiency-standards/landlord-responsibility).

**Energy rating and score**

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/1400-7493-0022-9302-3243/print>

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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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