



**BUYERS PREMIUM**

The purchaser will be required to pay a buyers premium charge of £2,400 (£2,000 plus VAT).

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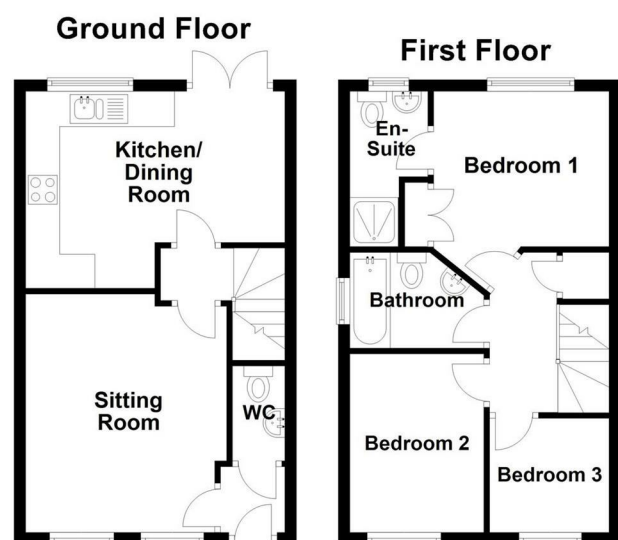
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**AGENTS NOTE**

\* Images may be enhanced with AI

# 13 Thrush Close, Corby, NN18 8FG



Not to scale. For illustrative purposes only

## For auction £160,000

\*\* FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 1ST JULY 11:00 AM \*\*

GUIDE PRICE: £160,000 - £175,000

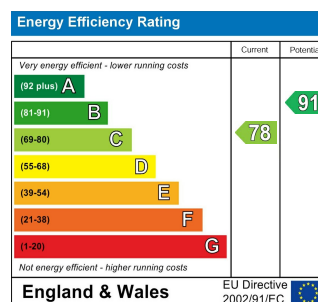
VIEWINGS - BY APPOINTMENT ONLY - EVERY SATURDAY PRIOR TO AUCTION BETWEEN 12:15PM-12:45PM- BOOKING REQUIRED

An excellent buy-to-let investment opportunity, this modern three-bedroom family home located on the popular Oak Vale development in Corby is offered for sale with tenants in situ currently generating £9,900 per annum, reflecting an attractive gross yield of approximately 6.1% at the guide price.

The property offers well-proportioned accommodation comprising an entrance hall, spacious lounge, kitchen/dining room, downstairs WC, three bedrooms, family bathroom, and en-suite to the principal bedroom. Further benefits include off-road parking, enclosed rear garden, built-in wardrobes, double glazing, and gas radiator central heating. Situated in a sought-after residential location close to local amenities, schools, and transport links, this represents a ready-made investment opportunity for landlords seeking immediate income.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [www.auctionhouse.co.uk/northamptonshire](http://www.auctionhouse.co.uk/northamptonshire)

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# 13 Thrush Close, Corby, NN18 8FG

## ACCOMODATION

### ENTRANCE HALL

### GROUND FLOOR

### DOWNSTAIRS WC

Downstairs low level WC with wash basin

### LIVING AREA

13'6 x 11'5

Spacious living area with carpet, single paneled radiator, light fixtures, double glazed window at the front elevation, leads into the kitchen space.



### KITCHEN / DINER

11'2 x 6'7 & 9 x 7'2

Kitchen features wooden cabinet storage, vinyl flooring, partial splashback tiles, integrated kitchen appliances, double glazed UPVC window at rear elevation overlooking garden, family dining space, door accessing the garden



## FIRST FLOOR

### BEDROOM ONE

10 x 9'3

Bedroom with en-suite & storage insert, double bed, carpet, single paneled radiator, double glazed windows to rear elevation looking over garden.



### BEDROOM TWO

10'7 x 7'7

Well sized double bedroom, single paneled radiator, carpet, double glazed windows to front elevation



### BEDROOM THREE

6'11 x 7'2

Single bedroom, carpet, double glazed windows to front elevation



### FAMILY BATHROOM

Bathroom features partial tiling, vinyl flooring, a bathtub with shower head, low-level WC, wash basin & side aspect UPVC window.



## OUTSIDE

### FRONT GARDEN

The front of the property features a trimmed hedge, side access to rear garden, front driveway for one car

### REAR GARDEN

Rear garden includes a patio, bordered timber fencing, lawned garden, side access to front of the property & a small storage shed



## SERVICES

Main drainage, water and electricity are connected.

## COUNCIL TAX

Corby Council Tax Band C

## LOCAL AMENITIES

Located within a 5-to-10 minute walk of both Oakley Vale Primary School and Brooke Weston Academy. Situated just a 5-minute walk from a Tesco Express, local pharmacy, takeaways, a large Morrisons just over a mile away. Abundant green space; positioned moments from the Oakley Vale Open Space, featuring scenic walking paths and nature ponds.

## HOW TO GET THERE

From the A43 (Corby bypass), take the exit toward Oakley Vale. Navigate along Oakley Road and turn onto Lyveden Way. Follow this down, turn onto Brooke Road, and then take the turn for Thrush Close on your left. Corby Railway Station is approximately 1.8 miles away, offering direct hourly services to London St Pancras.

## PRICE INFORMATION

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

## BUYERS ADMIN CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

For further information on viewing call 01604 259773