



**Wren Close, Corby NN18 8FD**

**welcome to**

## **Wren Close, Corby**

Situated in a sought-after residential area of Oakley Vale, Corby, this well presented four bedroom detached home offers generous living space, modern conveniences and excellent family accommodation

### **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**

Light entrance hall with doubled glazed window to the rear aspect, laminate flooring and radiator. Stairs and doors to lounge, kitchen, dining room and downstairs WC

### **Downstairs Cloakroom**

Laminate flooring, WC, wash hand basin, radiator

and extractor

### **Lounge**

Large Living/Dining room with laminate flooring, electric fire and surround and radiator. A double glazed window to the front aspect and double glazed patio doors leading to the garden

### **Dining Room**

Laminate flooring, radiator and double glazed window over the front aspect

### **Kitchen/Breakfast Room**

Tiled floor and part tiled walls with base and wall units, sink and drainer and space for a dishwasher. Integrated electric oven and grill and 5 burner gas hob

### **Utility Room**

Base and wall units, sink and drainer with space for washing machine and tumble dryer. Double glazed window over the side aspect





### **1st Floor Landing**

Double glazed window over the rear aspect, carpet, stairs to 2nd floor and doors to bedrooms 1, 2 and family bathroom

### **Bedroom 1**

Carpet, radiator, double glazed windows to both the front and rear aspect and door to en-suite

### **En-Suite**

Tiled floor, WC, wash hand basin and shower

### **Bedroom 2**

Double glazed window front, carpet, radiator and boiler cupboard

### **Family Bathroom**

Laminate flooring with frosted double glazed rear facing window and radiator. Bath, WC and wash hand basin

### **2nd Floor Landing**

Carpet, radiator and roof light

### **Bedroom 4**

Double glazed window, carpet and radiator.

### **Bedroom 3**

Double glazed window to the side, roof light, carpet, radiator and storage cupboard



### **Front Garden**

Footpath to front door with small hedged lawn area either side

### **Rear Garden**

A patio area leads onto a laid lawn and to a raised decking area, gated access is provided to the driveway and garage.



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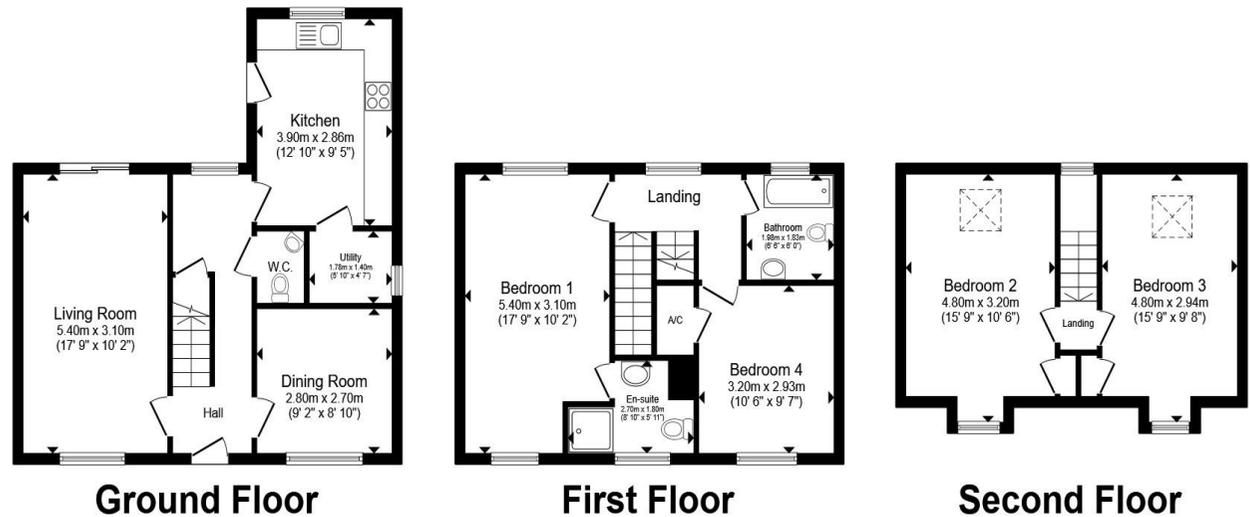
## Wren Close, Corby

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four double bedrooms
- Kitchen/Breakfast Room with Utility Room

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

guide price

**£250,000**



Total floor area 125.3 m<sup>2</sup> (1,349 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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