



Cecil Drive, Corby

**STUART
CHARLES**
ESTATE AGENTS

£160,000

*****IN NEED OF FULL REFURBISHMENT*****

Offered to the market FOR SALE with NO ONWARD CHAIN is this well-positioned TWO DOUBLE BEDROOM semi-detached home, pleasantly situated at the end of a quiet cul-de-sac within the sought-after Exeter area of Corby.

Ideally located within walking distance of a wide range of local amenities, the property offers convenient access to Exeter Primary School, Corby town centre and Corby railway station, making it an excellent opportunity for first-time buyers, downsizers or investment purchasers.

The accommodation begins with an entrance hall leading to a galley-style kitchen and a spacious lounge/dining room. To the first floor are two generous double bedrooms together with a three-piece family bathroom.

Externally, the property benefits from a low-maintenance front garden, while to the rear is a good-sized enclosed garden featuring a large patio area leading onto a lawn, with timber fencing providing the boundary.

With its popular cul-de-sac position, generous bedrooms and excellent access to local amenities and transport links.

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- GOOD LOCATION
- AMPLE FRONT AND REAR GARDENS
- CLOSE TO LOCAL AMENITIES AND SCHOOLING
- IN NEED OF REFURBISHMENT
- SHOWER ROOM
- SEMI DETACHED
- IDEAL INVESTMENT OPPORTUNITY
- OPPORTUNITY FOR OFF ROAD PARKING (SUBJECT TO PLANNING)

Kitchen

11 x 8'9 (3.35m x 2.67m)

Standard kitchen with double glazed window

Lounge/ Dining room

16'7 x 13 (5.05m x 3.96m)

Large open plan lounge with double glazed window to rear.

Bedroom one

11'3 x 11'2 (3.43m x 3.40m)

Double room with double glazed window

Bedroom two

13'1 x 8'3 (3.99m x 2.51m)

Double room with double glazed window







Shower room

5'10 x 5'10 (1.78m x 1.78m)

Shower room with hand wash basin, low level cistern and shower cubicle

Outside

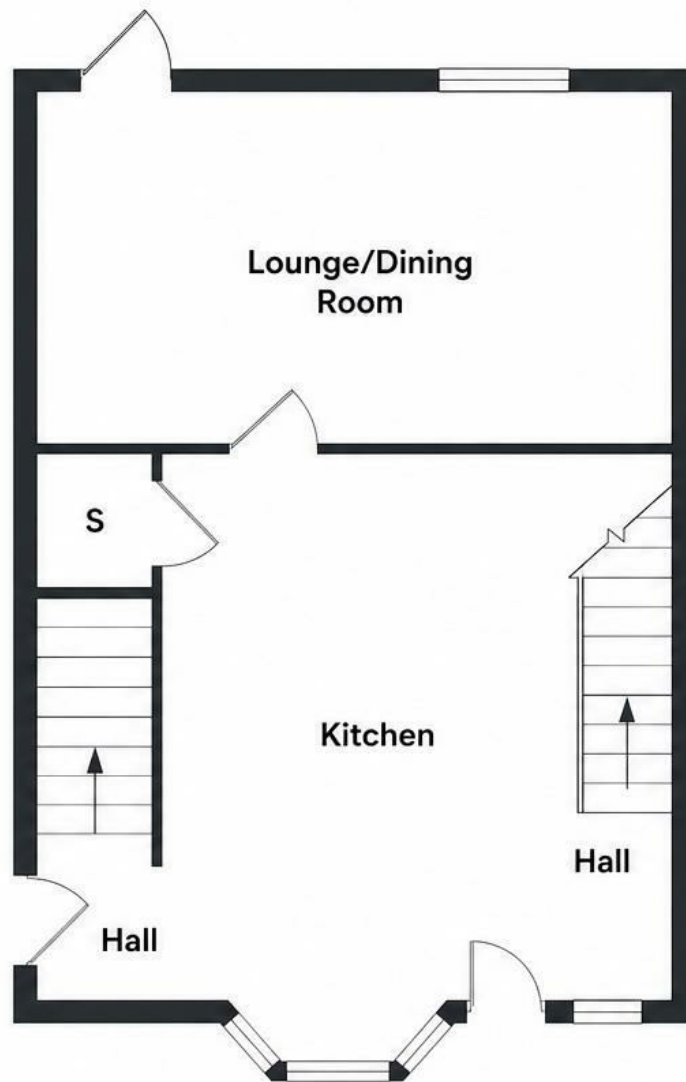
Front; Garden enclosed by dwarf wall and path to side and front door and through to garden.

Rear; needs clearing of overgrown brambles.

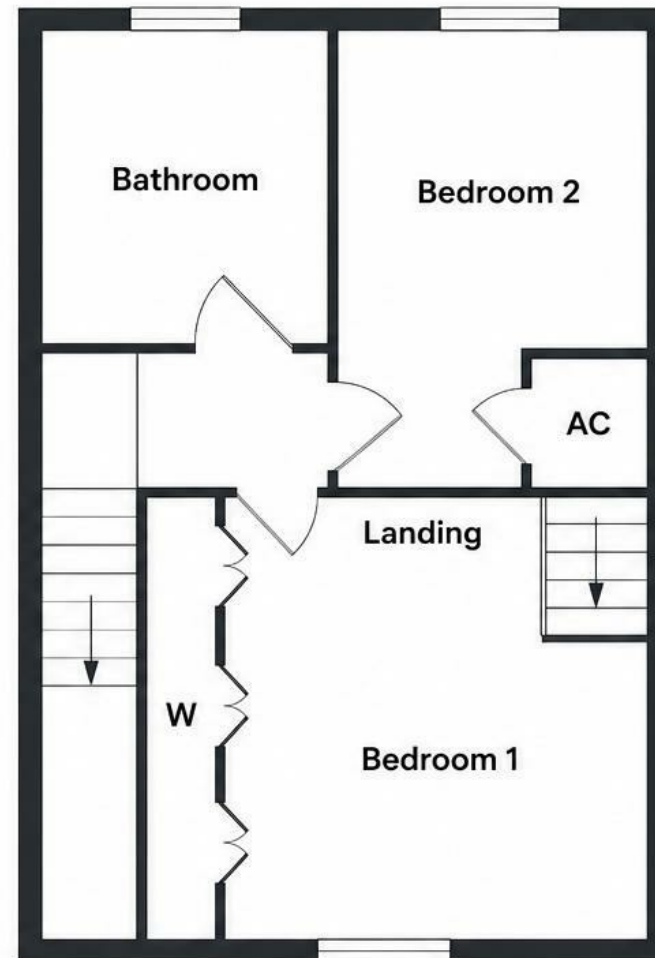




Ground Floor



First Floor



**STUART
CHARLES**
ESTATE AGENTS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-10 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 