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 charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS PREMIUM

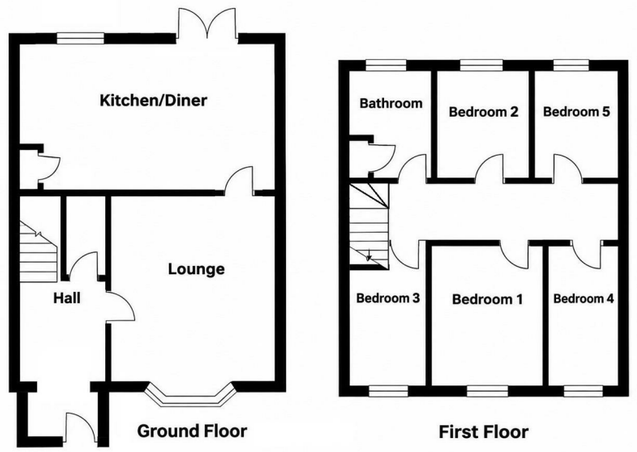
The purchaser will be required to pay a buyers premium charge of £3,600 (£3,000 plus VAT).

BUYERS ADMIN CHARGE

The purchaser will be required to pay an administration charge of £3,600 (£3,000 plus VAT).

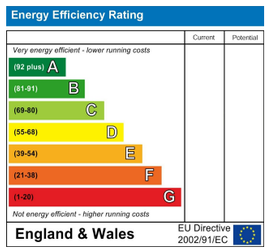
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Floor plan not to scale - for guidance purposes only.
Plan produced using PlanUp.

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9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

126 Willow Brook Road, Corby, NN17 2EQ



For auction Auction Guide £130,000

** FOR SALE BY NATIONAL ONLINE AUCTION ON MONDAY DECEMBER 14TH AT 11AM **
GUIDE PRICE: £130,000
VIEWINGS - BY APPOINTMENT ONLY -PLEASE CONTACT THE OFFICE TO ARRANGE VIEWINGS

A substantial five-bedroom mid-terraced property situated within a popular residential area of Corby, conveniently located close to the town centre, schools and local amenities. Offering an excellent opportunity for experienced investors and developers, the property requires extensive refurbishment and remedial works throughout. The existing five-bedroom layout is not confirmed as approved HMO accommodation, and purchasers should undertake their own due diligence regarding planning, building control and licensing requirements.

An attractive renovation opportunity with scope to add value through refurbishment and reconfiguration, subject to the necessary consents.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:

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126 Willow Brook Road, Corby, NN17 2EQ

ACCOMMODATION

ENTRANCE HALL

LOUNGE
12'11 x 12'7
Double glazed bay UPVC window to front elevation, radiator.



KITCHEN / DINER
18'3 x 10'2
Kitchen comprises of a range of base and wall units with single sink and drainer, integrated washing machine and dishwasher, freestanding range cooker, space for fridge/freezer, under-stairs storage cupboard, double glazed window to rear elevation, double glazed French doors to rear elevation.



FIRST FLOOR

BATHROOM
Features a white panel bath with a shower over, low level WC and hand wash basin, chrome towel rail, radiator, double glazed window to rear elevation, storage cupboard.



BEDROOM 1
13 x 9'7
Double glazed window to front elevation & radiator.



BEDROOM 2
9'7 x 7'6
Double glazed window to rear elevation & radiator.



BEDROOM 3
13 x 8'2
Double glazed window to front elevation & radiator.



BEDROOM 4
13 x 5'8
Double glazed window to front elevation, radiator.



BEDROOM 5
7'5 x 6'4
Double glazed window to rear elevation, radiator.



LOFT
Additional loft storage area with ladder. Potential for conversion subject to necessary consents.

OUTSIDE

FRONT GARDEN
Wooden gates at front, bin storage at front, shrub borders, side access alley to rear

REAR GARDEN
Enclosed by timber fencing to all sides, laid mostly to lawn, outhouse consisting of outside shed and WC.



SERVICES
Mains, water, drainage, electrics all connected but not tested - buyers are encouraged to inspect themselves.

COUNCIL TAX
Corby council tax band A

HOW TO GET THERE
To reach 126 Willow Brook Road in Corby, drive about 7 minutes (2.4 miles) from Corby railway station via Cottingham Road and Willow Brook Road. If coming by public transport from the station, it takes around 36 minutes in total, combining walking with local bus route 3.

LOCAL AMENITIES
Positioned in a convenient residential pocket of Corby, 126 Willow Brook Road offers effortless access to everyday essentials, with a local Costcutter right on the street and Willow Place Shopping Centre and major supermarkets just minutes away. Families are well served by nearby schooling—including Rockingham Primary School and Lodge Park Academy—alongside excellent leisure facilities at Lodge Park Sports Centre, Corby International Pool, and Weldon Woodland Park.

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