

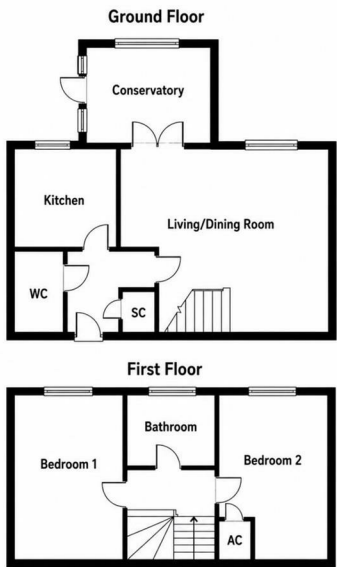


HOW TO GET THERE

From the A43 (Corby bypass), take the exit onto Oakley Road. Turn onto Butland Road, then make a right onto Lyveden Way. Take the next right onto Brooke Road, then turn left into Buttercup Close. Corby Railway Station is approximately 1.8 miles away, offering hourly direct services to London St Pancras, from the station, you can reach the house in 5 minutes by car.

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.



Not to scale. For illustrative purposes only.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £2400 (£2,000 plus VAT).

BUYERS ADMIN CHARGE

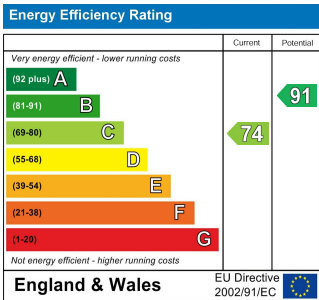
The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

COPYRIGHT

All photographs displayed are the exclusive property of Richard Greener Estate Agents. They are protected under international copyright laws. No photograph may be copied, reproduced, distributed, altered, transmitted, or otherwise used in any form or by any means without prior written permission from the copyright owner. Unauthorised use of these images is strictly prohibited and may result in legal action or a £2,000 fine.

AGENTS NOTE

* Images may be enhanced with AI



43 Buttercup Close, Corby, NN18 8LB



For auction £150,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 1ST JULY 11:00 AM **
GUIDE PRICE: £150,000 - £160,000
VIEWINGS - BY APPOINTMENT ONLY - EVERY SATURDAY BETWEEN 11:15AM-12PM- BOOKING REQUIRED

A well-presented two-bedroom freehold terraced home situated on the popular Oakley Vale development in Corby, offered tenant in situ and generating an annual rental income of approximately £10,200 per annum, representing a 6.8% gross yield at the guide price. The property is in good decorative order throughout, the property benefits from two double bedrooms, conservatory, ground floor cloakroom, family bathroom, enclosed rear garden and off-road parking. Located within a modern residential development close to local amenities and transport links, this represents an attractive ready-made investment opportunity with immediate income from day one.

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

43 Buttercup Close, Corby, NN18 8LB

ACCOMODATION

ENTRANCE HALL

GROUND FLOOR

DOWNSTAIRS WC

Double glazed window to front elevation, pedestal wash hand basin, WC, tiled walls & single paneled radiator.



KITCHEN

7'11 x 6'3

Kitchen features a double glazed UPVC window to rear elevation, base & wall units, gas oven, hob, extractor, work surface, sink drainer, plumbing for washing machine, vinyl floor and tiled walls.



LIVING AREA

15 x 12'11

Double glazed UPVC window to rear elevation looking over

garden, doors to conservatory, two radiators, carpet flooring & stairs to first floor



CONSERVATORY

8'9 x 7'8

Brick & UPVC built, tiled flooring, a single paneled radiator, french doors to rear accessing the garden



FIRST FLOOR

BEDROOM ONE

12'9 x 8

Double glazed window with blinds to rear elevation, carpet, single paneled radiator & loft access on landing



BEDROOM TWO

12'10 x 8'4

Double glazed window with blinds to rear elevation, carpet, single paneled radiator & airing cupboard.



BATHROOM

Double glazed UPVC window to rear elevation, bath with shower, low level WC, sink & vanity unit, extractor fan, tiled walls & single paneled radiator



OUTSIDE

REAR GARDEN

Rear garden has a patio area, laid to lawn & wooden border fencing



SERVICES

Main drainage, water and electricity are connected.

COUNCIL TAX

Corby Council Tax Band B

LOCAL AMENITIES

Located within a 5-to-10 minute walk of both Oakley Vale Primary School and the highly rated Brooke Weston Academy. Daily convenience stores include a Tesco Express, a pharmacy, takeaways & a Morrisons superstore just a 2-minute drive away. It is also positioned right next to the scenic Oakley Vale Open Space trails and ponds and only a 5-minute drive from the Corby International Pool.

For further information on viewing call 01604 259773