



Holyrood Walk, Corby

**STUART  
CHARLES**  
ESTATE AGENTS

# Auction Guide £90,000

Ideal for a first time buyer or investor is this THREE bedroom MAISONETTE offered FOR SALE with NO CHAIN. Situated a short walk away from St Patricks primary, Kingswood primary as well as Brooke Weston and Kingswood Secondary schools and multiple shopping area's an early viewing is recommended to avoid missing out on this home. The accomadation comprises to the first floor of an entrance hall, guest W.C, galley kitchen and open plan lounge/diner with balcony. To the second floor are three bedrooms and a three piece family bathroom. Call now to view!!

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

- THE MODERN METHOD OF AUCTION
- IDEAL FOR FIRST TIME BUYERS/INVESTORS
- BALCONY
- MODERN BATHROOM
- SUBJECT TO RESERVE PRICE
- MODERN KITCHEN
- LARGE LOUNGE/DINER
- THREE BEDROOMS
- FOR SALE BY MODERN AUCTION - T&Cs APPLY
- BUYER FEES APPLY

Entered via a shared stairwell, large storage cupboard.

## Entrance Hall

Entered via a double glazed door,

## W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator, double glazed window to side elevation.

## Kitchen

Fitted to comprise a range of base and eye level units with a one and a half bowl steel sink and drainer, gas hob with extractor, electric oven, space for automatic washing machine, space for fridge/freezer, radiator, double glazed window to rear elevation, serving hatch.

## Lounge/Diner

Double glazed window and door to rear elevation, two radiators, Tv and







telephone point, serving hatch to kitchen.

## **Second Floor Landing**

Stairs rising from 1st floor, airing cupboard, doors to:

### **Bedroom One**

Double glazed window to front elevation, radiator.

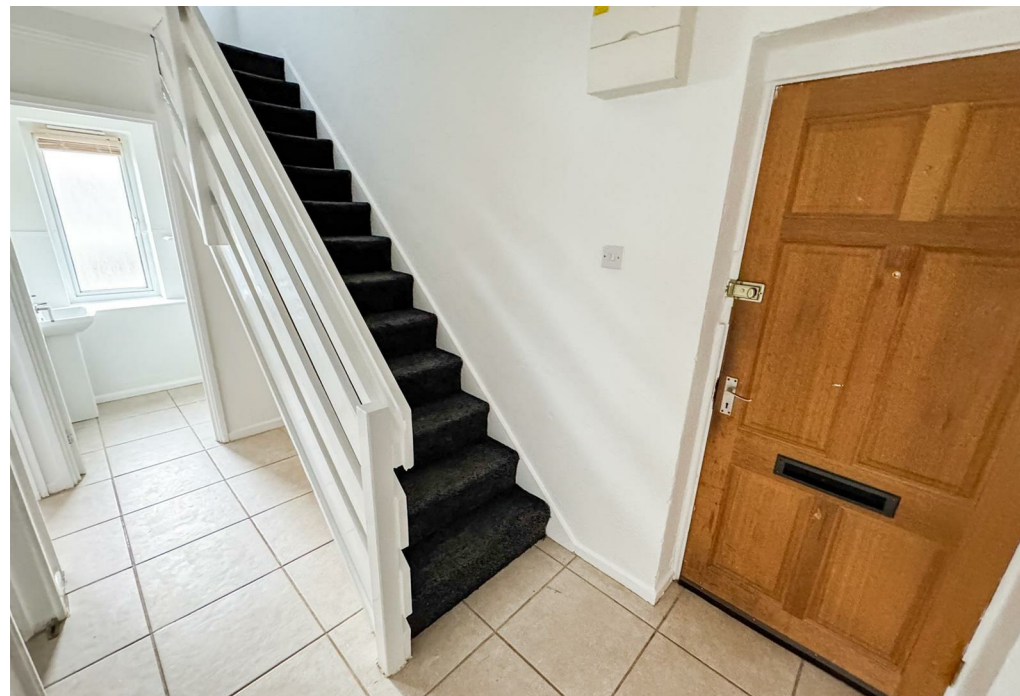
### **Bedroom Two**

Double glazed window to rear elevation, radiator, built in wardrobe.

### **Bedroom Three**

Double glazed window to front elevation, radiator, built in wardrobe.

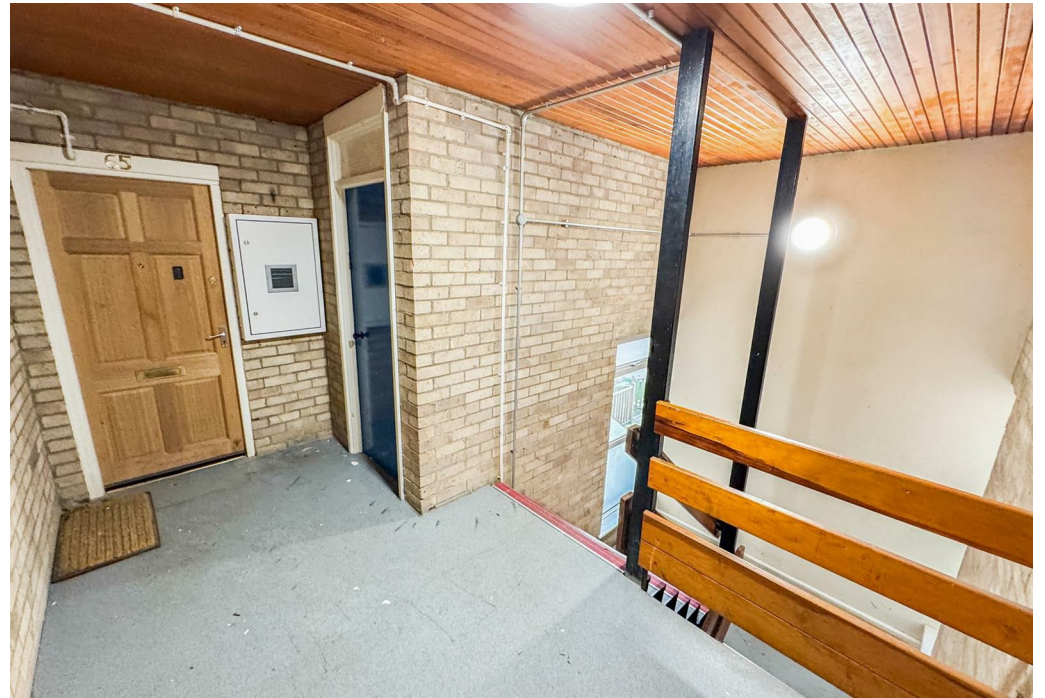
### **Bathroom**





Fitted to comprise a three piece suite consisting panel bath with mains feed shower over, low level pedestal, low level wash hand basin, radiator, double glazed window to rear elevation.



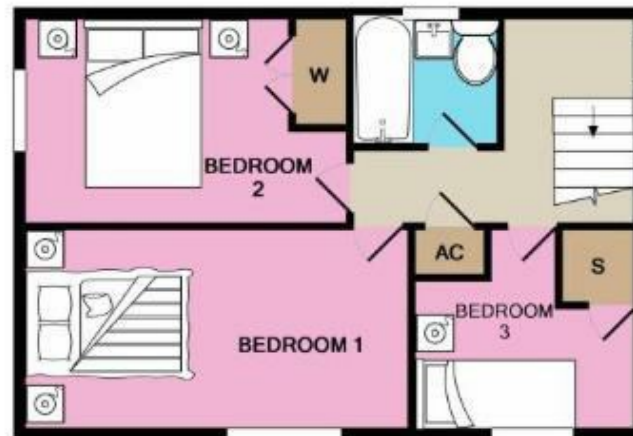








GROUND FLOOR  
 APPROX. FLOOR  
 AREA 452 SQ.FT.  
 (42.0 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 430 SQ.FT.  
 (40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 882 SQ.FT. (81.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

