



16 Cambridge Avenue
Corby, NN17 2SY



Simpson West

Located within the highly sought after Shire area, this well presented three bedroom semi detached home occupies a pleasant corner plot position. Offered to the market with NO ONWARD CHAIN, this property is within walking distance of local schools, shops, and other amenities.

The accommodation comprises an entrance hall, a dining room, a living room with doors leading to the rear garden, and a modern fitted kitchen spanning the length of the house.

To the first floor are three generously sized bedrooms, a modern refitted shower room, and a separate WC.

Outside, the property benefits from a large wraparound garden, which is mainly laid to lawn with mature borders, offering an excellent degree of privacy. To the front, a driveway provides off-road parking for two to three vehicles.

Early viewing is highly recommended to avoid disappointment.

Energy Rating: C

Council Tax Band: B

£235,000



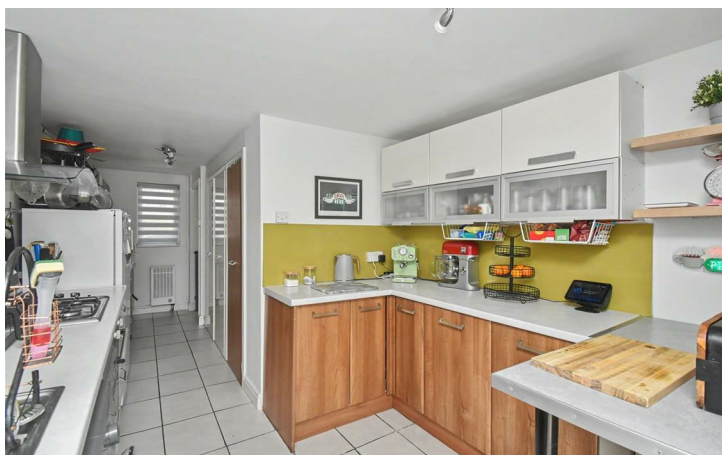
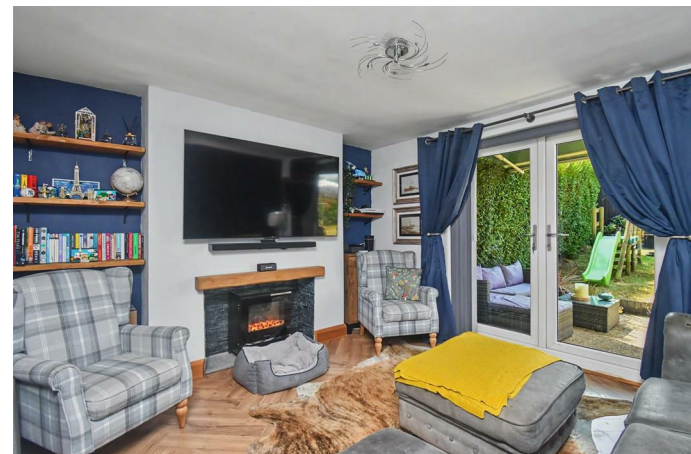
3



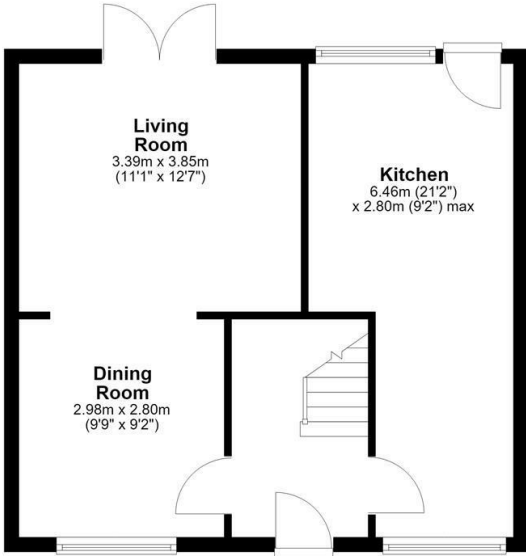
1



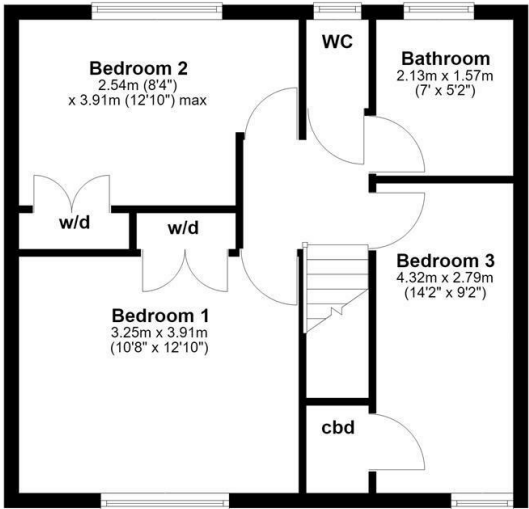
2



Ground Floor



First Floor



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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
West**

Making Every
Journey Personal



01536 202007

info@simpsonwest.co.uk

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH