



**SERVICES**

Mains water, drainage and electricity. There is gas to the property but it is not connected.

**COUNCIL TAX**

North Northamptonshire Council - Band B

**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.

**BUYERS ADMINISTRATION CHARGE**

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

**BUYERS PREMIUM CHARGE**

The purchaser will be required to pay a buyers premium charge of £1,800 (£1,500 plus VAT).

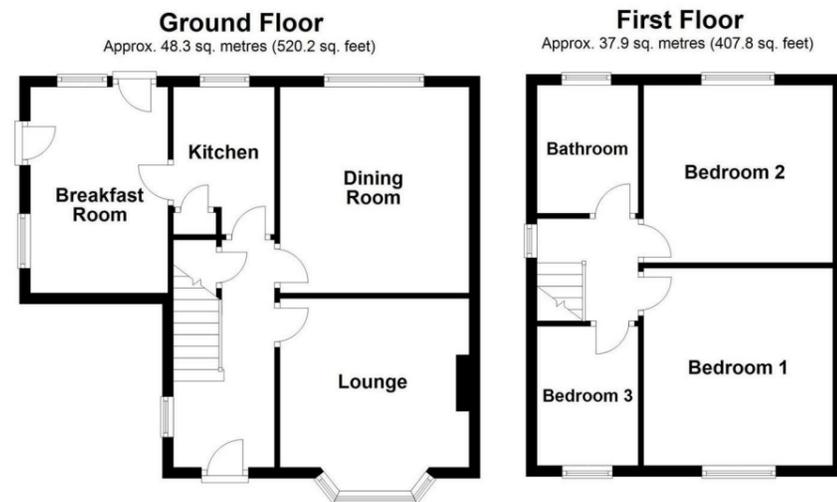
**HOW TO GET THERE**

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**DOING13102025/0192**

**51 Studfall Avenue, Corby, NN17 1LD**



Not to scale. For illustrative purposes only

**For Auction - Guide £165,000 to £185,000**

FOR SALE BY AUCTION ON WEDNESDAY 18TH FEBRUARY 2026 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE £165,000 to £185,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773 - SATURDAY 14TH FEBRUARY FROM 3.00PM TO 3.30PM

This extended three-bedroom semi-detached home is ideally located close to Corby Town Centre, offering an excellent opportunity for enhancement and personalisation. Well-maintained and presented in good order, the property benefits from a rear extension that provides additional living space. The ground floor features an entrance hall, spacious lounge, dining room, and a kitchen with a further reception room. Upstairs, there are three bedrooms and a family bathroom. Additional highlights include uPVC double glazing, off-road parking, and a single garage. The home is set within front and rear gardens, offering scope for outdoor enjoyment and further improvement.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Entered via a part-glazed front door, there is a window to the side elevation with stairs rising to the first floor with storage under. There are doors to:-



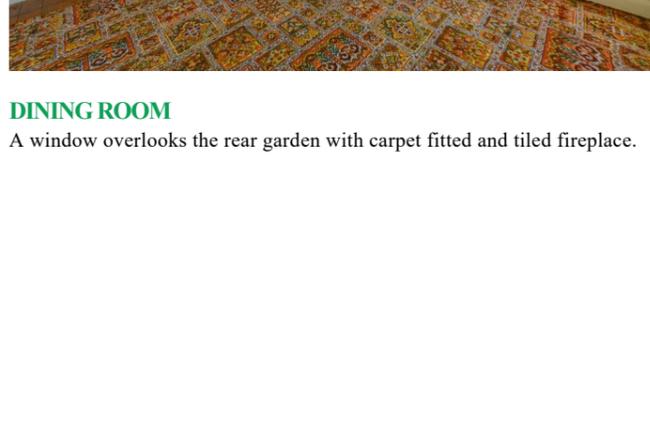
#### LOUNGE

A bay window to the front elevation with a feature fireplace and carpet fitted.



#### DINING ROOM

A window overlooks the rear garden with carpet fitted and tiled fireplace.



#### KITCHEN

Fitted with a range of floor-mounted cabinets, there is a stainless steel sink and room for appliances. A door leads to:-



#### RECEPTION ROOM

A side extension provides a further reception area with a door to the side and rear garden.



#### FIRST FLOOR

## LANDING

Doors to:-

### BEDROOM ONE

A window to the front with space for a double bed.



### BEDROOM TWO

A window overlooking the rear garden, with space for a double bed.



### BEDROOM THREE

A window to the front.



## BATHROOM

Suite comprising bath with shower over, WC and hand wash basin. A window to the rear with access to storage and tiled walls.



## OUTSIDE

### REAR GARDEN

Mainly laid to gravel with a concrete pathway.



### FRONT

A large front garden laid to paving and gravel.

### GARAGE

A single garage with up and over door to the front.



For further information on viewing call 01604 259773