

BELVOIR!

CHESTNUT AVENUE, CORBY, NN17 2ER

OFFERS IN EXCESS OF £190,000 FREEHOLD





Offered to the market with no ONWARD CHAIN this two-bedroom detached bungalow which is within walking distance to the local amenities such as the Co-op, takeaway shops and beauticians.

This thoughtfully arranged accommodation comprises of a fully fitted beech wood effect kitchen with some integrated appliances, spacious living room diner, two double bedrooms both of which are serviced with a three-piece family bathroom.

Externally you will find an easily maintained rear garden which is mostly laid to lawn with a patio area and off-road parking for multiple vehicles.

Call 01536 261666 to arrange your viewing.



EPC Rating D

LIVING ROOM/DINER 11' 3" x 20' 5" (3.43m x 6.22m) Wood laminate to floor, double glazed window to front, radiator, light fittings.

KITCHEN 8' 2" x 6' 9" (2.49m x 2.06m) Tiles to floor, beech wood effect kitchen with base and wall units and work tops over, sink and drainer unit, some integrated appliances, light fittings, double glazed window to rear.

BEDROOM 1 13' 6" x 12' 4" (4.11m x 3.76m)
Wood laminate to floor, double glazed window to front, radiator, light fittings.

BEDROOM 2 10' 0" x 9' 3" (3.05m x 2.82m)
Wood laminate to floor, double glazed window to rear, radiator, light fitting.

BATHROOM Tiles to floor, double glazed window to rear, low level WC, hand wash basin, panelled bath with shower over, radiator.

EXTERNAL Mostly laid to lawn rear garden which is easily maintained, off road parking for multiple vehicles.





Total area: approx. 75.8 sq. metres (816.1 sq. feet)

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	