

# BELVOIR!

WHITWORTH AVENUE, CORBY, NN17 1DN

£165,000 FREEHOLD

COUNCIL TAX A





Offered to market with NO ONWARD CHAIN is this wonderful two bedroom terrace residence which is perfect for any first time buyers or investors.

The ground floor provides a cozy living room, bright conservatory & breakfast kitchen with ample work surface & storage. The first floor was originally a two bedroom which has been converted into three bedrooms. All bedrooms serviced by a classic family bathroom.

Externally you will find a blocked paved frontage with a fully enclosed garden to the rear. EPC Rating D.

**ENTRANCE HALL** Door to front, laminate to flooring, stairs rising to first floor.

**LIVING ROOM** 13' 6" x 11' 11" (4.13m x 3.64m) Double glazed window to front, laminate to flooring, gas pipe for fireplace, under stairs cupboard, radiator.



**KITCHEN/BREAKFAST ROOM** 15' 5" x 8' 0" (4.72m x 2.44m) Two double glazed windows to rear, double glazed door opening onto conservatory. Kitchen comprising of wall and base units, granite effect work surfaces over, four ring halogen hob, electric oven, cooker hood over, stainless steel sink with drainer, space for washing machine, laminate to flooring in kitchen area, vinyl to flooring in dining area, radiator.

**CONSERVATORY** 12' 9" x 8' 9" (3.9m x 2.67m)

Double glazed windows to rear & side. French doors opening onto garden, carpet to flooring, radiator.

**FIRST FLOOR LANDING** Carpet to flooring, loft access, stairs descending to ground floor.

**BEDROOM ONE** 9' 1" x 8' 1" (2.78m x 2.48m)

Double glazed window to rear, carpet to flooring, airing cupboard, radiator.

**BEDROOM TWO** 12' 0" x 8' 0" (3.66m x 2.45m)

Double glazed window to front, carpet to flooring, radiator, picture rail.

**BEDROOM THREE** 7' 4" x 5' 9" (2.26m x 1.77m)

Double glazed window to front, carpet to flooring, radiator, built in wardrobe, picture rail.

**BATHROOM** 8' 0" x 6' 5" (2.45m x 1.98m)

Double glazed window to rear, panelled bath, low level WC, pedestal wash hand basin, radiator, tiled splashbacks, vinyl to flooring, extractor fan.

**EXTERNAL** Front - Block paved frontage.

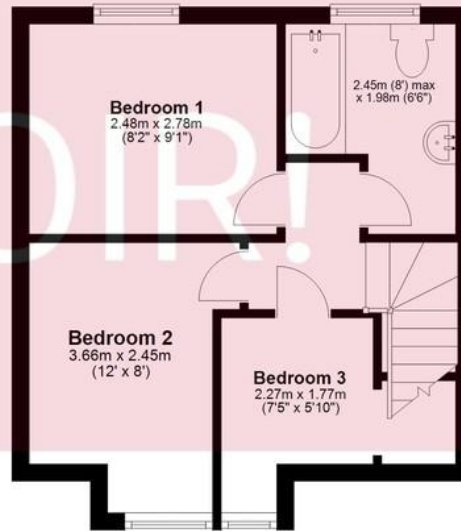
Rear - Mainly laid to lawn, decking.



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		90
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

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Plan produced using PlanUp.