



23 Welland Vale Road, Corby, NN17 2AL



# £175,000

Stuart Charles are delighted offer for sale with NO CHAIN this three bedroom semi detached family home located in the Shire area of Corby. Situated a short walk away from several schools, shops and open play areas an early viewing is recommended to avoid missing out on this home. Although in need of renovation, the home offers great potential to the right buyer. The accommodation on offer features a large entrance hall, lounge, kitchen, dining room. To the first floor are three well proportioned bedrooms with a three piece shower room. To the front is a driveway for multiple cars with a hedge surround, while to the rear is a patio area with hedge surround. There is a brick shed with a multitude of uses, and also has power and lights. Call now to view!!

- NO CHAIN
- DRIVEWAY
- POTENTIAL TO ADD VALUE
- NEW COSUMER UNIT
- GOOD TRANSPORT LINKS
- DOWNSTAIRS GUEST WC
- FULLY RENDERED
- BRICK BUILT SHED WITH POWER AND LIGHTS
- NEW HEATING SYSTEM
- CLOSE TO LOCAL SHOPS

## Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor, doors to:

## Lounge

13'10 x 12'01 max (4.22m x 3.68m max)

Double glazed window to front elevation, radiator.

## Dining Room

10'4 x 8'6 (3.15m x 2.59m)

Double glazed window to the rear elevation, radiator.

## Kitchen

10'4 x 8'6 (3.15m x 2.59m)

Fitted to comprise a range of base and eye level units with a sink, space for cooker, space for white goods, radiator, single glazed window to the rear elevation, single glazed door to side elevation.













### Guest WC

Low level pedestal

### Landing

Stairs from the entrance hall to the first floor, single glazed window to the side elevation, loft hatch.

### Bedroom One

12'02 x 11'11 (3.71m x 3.63m)

Double glazed window to the front elevation, airing cupboard, radiator,

### Bedroom Two

13'06 x 8'09 (4.11m x 2.67m)

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









### Bedroom Three

9'0 x 8'6 (2.74m x 2.59m)

Double glazed window to the front elevation, radiator,

### Shower Room

7'0 x 5'7 (2.13m x 1.70m)

Featuring a three piece suite with a walk in shower, low level wash hand basin and pedestal, single glazed window to the rear elevation, radiator.

### Outside

To the front is a driveway for multiple cars with a hedge surround.

To the rear is a patio area with hedge surround. There is a brick shed with a multitude of uses, and also has power and lights









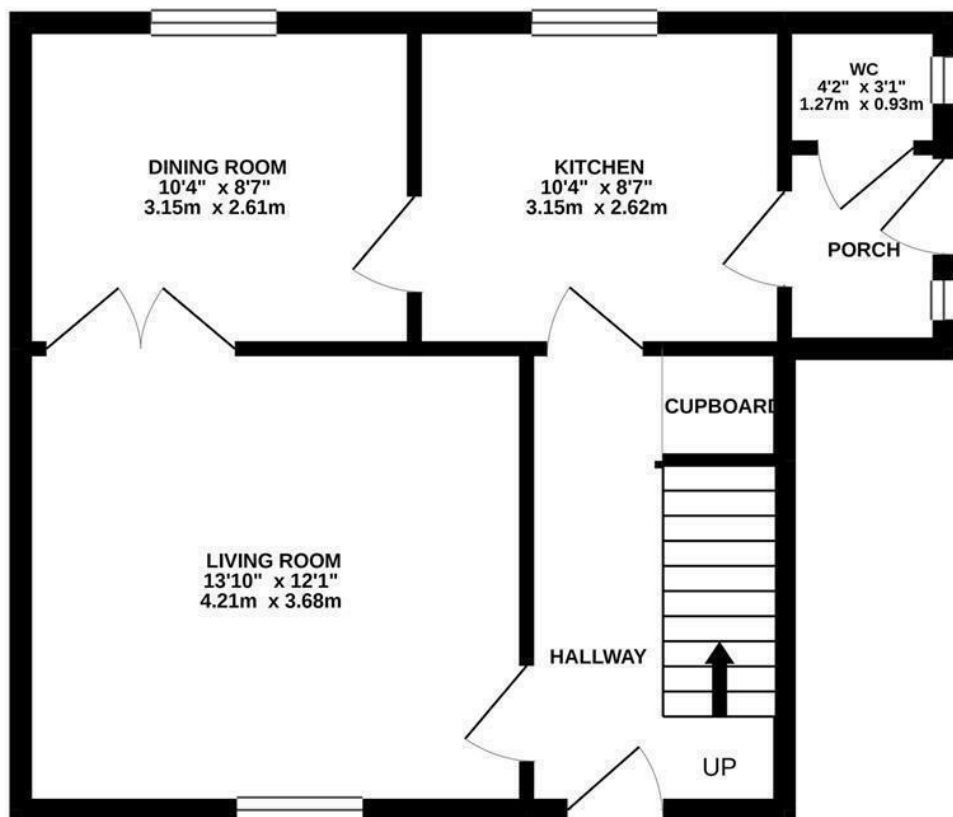




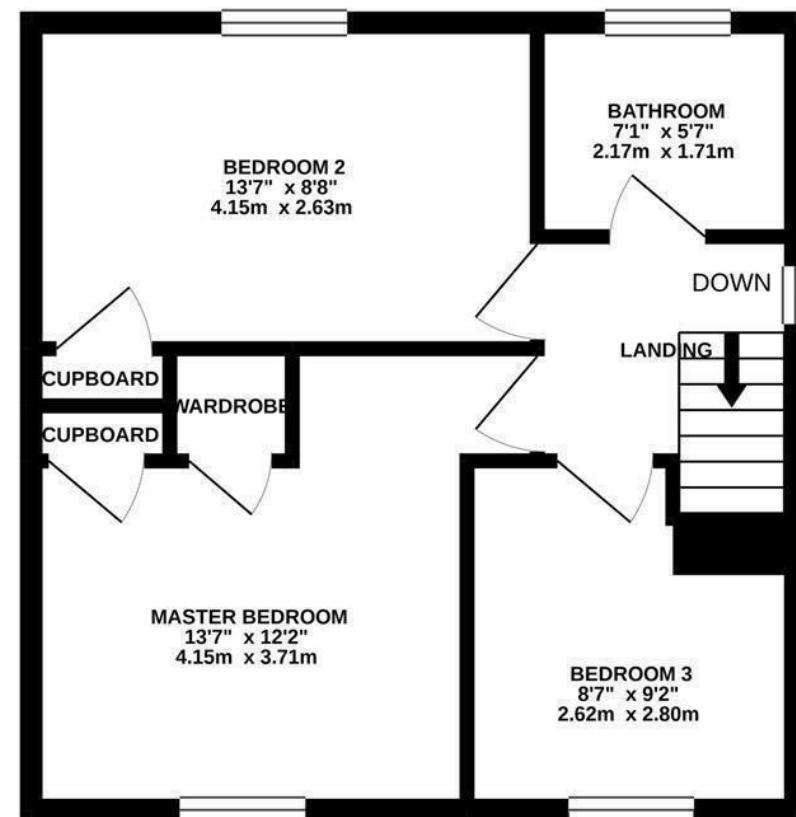




GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-10 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		