



7 Cambridge Avenue, Corby, NN17 2SY



**STUART
CHARLES**
ESTATE AGENTS

£215,000

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this three bedroom semi detached family home located in the ever popular Lodge park area of Corby. Situated a short walk away from several amenities to include multiple schools and shops an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge, open plan kitchen/diner and a utility room. To the first floor are three good sized bedrooms, two piece wet room and a separate W.C. Outside to the front is a low maintenance laid lawn enclosed by privet hedge to all sides. To the rear a patio area leads onto a large laid lawn and is enclosed by privet hedges and timber fencing to all sides. Call now to view!!.

- NO CHAIN
- SEPERATE LOUNGE AREA
- THREE BEDROOMS
- LARGE FRONT AND REAR GARDEN
- WALKING DISTANCE TO MULTIPLE SCHOOLS
- LARGE OPEN PLAN KITCHEN/DINER
- UTILITY AREA
- WET ROOM WITH SEPERATE W.C
- POTENTIAL TO CREATE A DRIVEWAY SUBJECT TO RELEVANT PERMISSIONS
- CLOSE TO SHOPS AND ABBEY PARK

Entrance Hall

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

Lounge

14'3 x 9'4 (4.34m x 2.84m)

Double glazed window to front elevation, radiator, tv point, telephone point.

Kitchen/Diner

19'7 x 7'5 (5.97m x 2.26m)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, space for free standing gas/electric cooker, space for free standing fridge/freezer, plumbing for washing machine, double glazed window to front and rear elevation, radiator, door to:







Utility Room

Wall mounted boiler, space for condensing dryer and chest freezer, double glazed window and door to rear elevation.

First Floor Landing

Loft access, airing cupboard, doors to:

Bedroom One

11'1 x 9'7 (3.38m x 2.92m)

Double glazed window to front elevation, radiator, built in wardrobe.





Bedroom Two

12'3 x 7'6 (3.73m x 2.29m)

Double glazed window to front elevation, radiator, built in wardrobe.

Bedroom Three

7'9 x 7'6 (2.36m x 2.29m)

Double glazed window to rear elevation, radiator.

Wet Room

5'9 x 4'2 (1.75m x 1.27m)

Comprising a walk in electric shower and low level wash hand basin, radiator and double glazed window to rear elevation.





W.C

Comprising a low level pedestal and double glazed window to rear elevation.

Outside

Front: A low maintenance laid lawn features side access and privet hedges to all sides.

Rear: A patio area leads onto a laid lawn and is enclosed by timber fencing and privet hedges.







Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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 <small>EU Directive 2002/91/EC</small> 		