



44 Oakley Road, Corby, NN17 1NA



**STUART
CHARLES**
ESTATE AGENTS

£175,000

Stuart Charles are delighted to offer to the market for sale this rarely available TWO bedroom residence located within Corby's highly sought after Old Village. The property occupies a pleasant position being within walking distance to the town centre, schools and other amenities but also benefits from being near the train station which is ideal for commuters. Features include an entrance hall, living room, dining room, and a kitchen. bathroom with three piece suite. To the first floor there are two good size bedrooms, there is also a three piece bathroom suite. Outside to the rear is a patio area that leads to a laid lawn with brick built shed. Outside to the front is a small laid lawn that has been enclosed by a Corby brick wall. Call now to book a viewing!

- NEW CONSUMER UNIT
- POTENTIAL TO ADD VALUE
- TWO DOUBLE BEDROOMS
- CLOSE TO TRAIN STATION
- COMBI BOILER
- TWO RECEPTION ROOMS
- TWO OPEN FIREPLACES
- WALKING DISTANCE TO SHOPS

Entrance Hall

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

Lounge

12'8 x 11' (3.86m x 3.35m)

Double glazed window to front elevation, open fire, radiator, door to:

Dining Room

15'8 x 12' (4.78m x 3.66m)

Double glazed window to rear elevation, open fire, under stairs cupboard, radiator.

Kitchen

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

Featuring a range of base level units with a single sink and drainer, electric oven and hob with extractor hood, breakfast bar, space free standing







fridge freezer, radiator, spotlights, double glazed window to rear, door to garden.

Landing

Airing cupboard, doors to:

Bedroom One

12' x 8'2 (3.66m x 2.49m)

Two double glazed window to front elevation, radiator, built in wardrobe.

Bedroom Two

10'9 x 7'3 (3.28m x 2.21m)

Double glazed window to rear elevation, radiator.





Bathroom

10'9 x 8'1 (3.28m x 2.46m)

Fitted to comprise a three piece suite with a panel bath and mixer shower/tap, low level wash hand basin and pedestal, extractor fan, double glazed window to rear elevation, radiator.

Outside





Ground Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



Total area: approx. 75.2 sq. metres (809.8 sq. feet)

