



68 James Watt Avenue, Corby, NN17 1BX



**STUART  
CHARLES**  
ESTATE AGENTS

**£184,995**

Stuart Charles are delighted to offer FOR SALE this three bedroom terraced family home located in the Lloyds area of Corby. Although in need of modernisation, this property is situated a short walk away from several amenities to include multiple schools and shops and early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, utility/W.c, modern kitchen and lounge/diner. To the first floor are three bedrooms and a three piece modern bathroom. Outside to the front is a driveway that provides off road parking. To the rear a patio leads onto a laid lawn and is enclosed by timber fencing to all sides. Call now to view!!.

- LOUNGE/DINER
- MODERN KITCHEN
- THREE PIECE FAMILY BATHROOM
- WALKING DISTANCE TO SHOPS
- CLOSE TO MAINS BUS LINK
- GUEST W.C
- THREE BEDROOMS
- OFF ROAD PARKING
- CLOSE TO SCHOOLS
- NO CHAIN

#### **Entrance Hall**

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

#### **Guest W.C**

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator, space for automatic washing machine, double glazed window to front elevation.

#### **Kitchen**

10'4 x 8'9 (3.15m x 2.67m)

Fitted to comprise a range of base and eye level units with a single steel sink and drainer, electric hob, electric oven, space for fridge/freezer, under stairs storage cupboard, radiator, double glazed window and door to rear elevation.







## Lounge/Diner

18'3 x 11'1 (5.56m x 3.38m)

Double glazed window to front and rear elevation, two radiators, tv point, telephone point,

## First Floor Landing

Loft access, doors to:

### Bedroom One

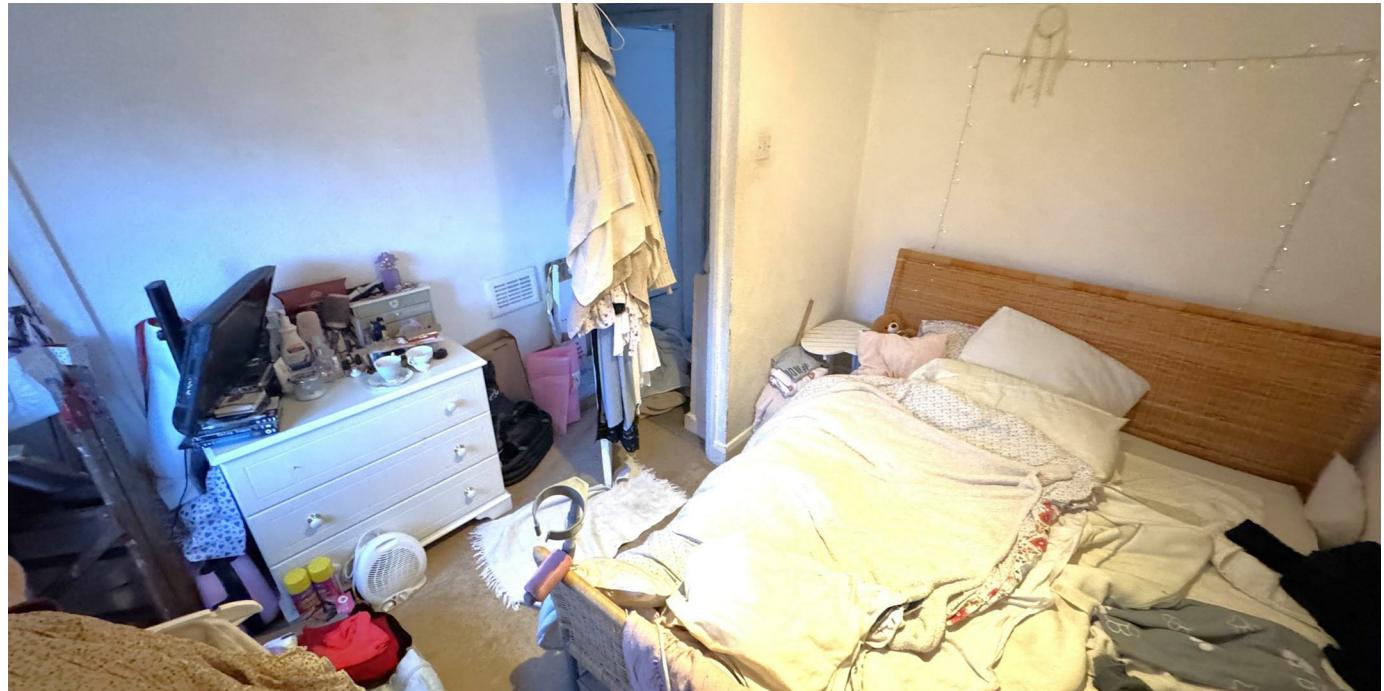
12'11 x 9'10 (3.94m x 3.00m)

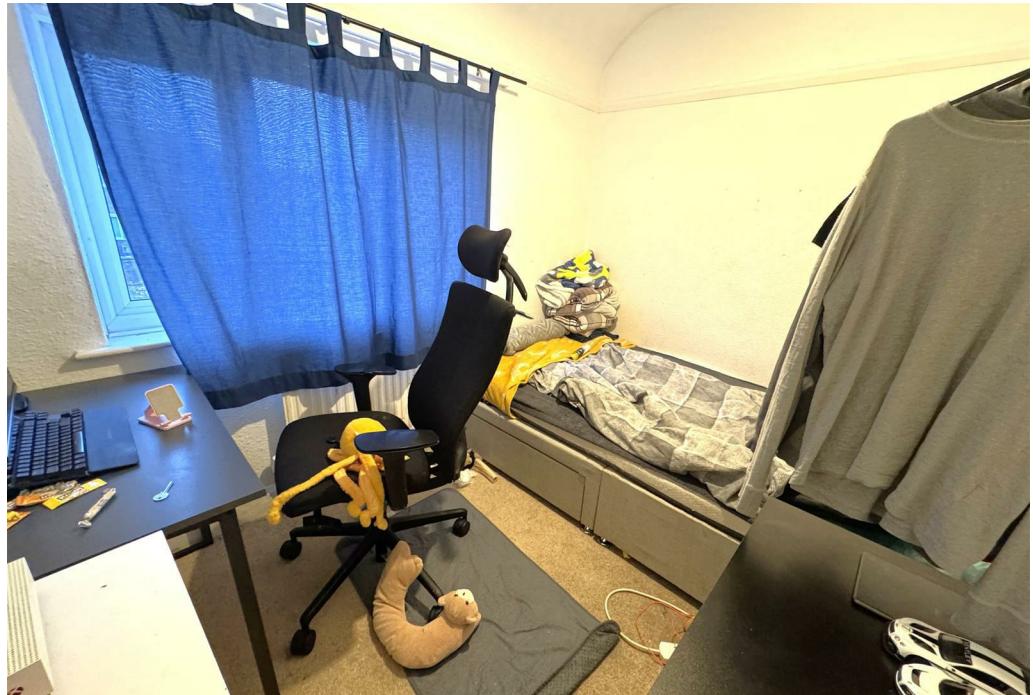
Double glazed window to front elevation, radiator.

### Bedroom Two

8'10 x 7'7 (2.69m x 2.31m)

Double glazed window to rear, radiator.





### **Bedroom Three**

10'0 x 4'6 (3.05m x 1.37m)

Double glazed window to rear elevation, radiator.

### **Bathroom**

Fitted to comprise to a three piece suite consisting of a panel bath, low level wash hand basin, low level pedestal, radiator, double glazed window.

### **Outside**

Front: A driveway provides off road parking and is enclosed by privet hedge.

Rear: A patio area leads onto a laid lawn and is enclosed by timber fencing to all sides, gated shared access.

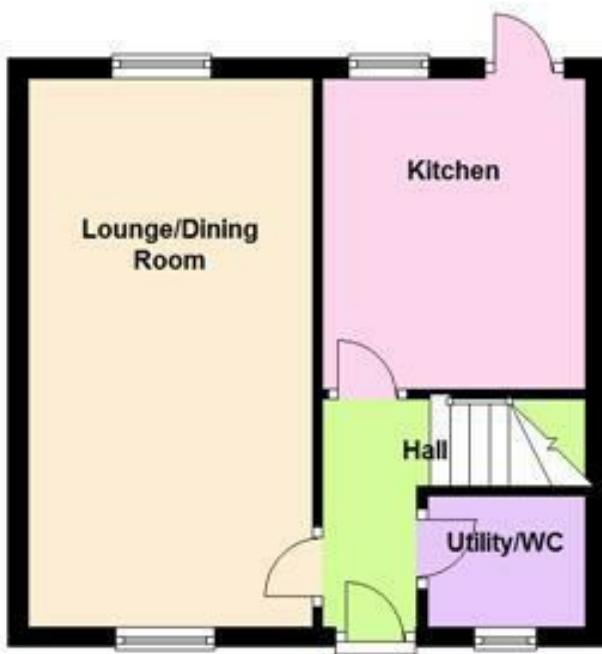








**Ground Floor**



**First Floor**



Floor plan not to scale - for guidance purposes only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	88
(81-91)	<b>B</b>	69
(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		
England & Wales		EU Directive 2002/91/EC