STUART CHARLES
ESTATE AGENTS



# James Watt Avenue

, Corby, NN17 1BU

£169,950

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### Entrance Hall
Entered via a double glazed door, electric heater, stairs rising to first floor landing, door to:

### Guest W.C
Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, double glazed window to front elevation.

### Lounge/Diner
22'7 x 12'6 (6.88m x 3.81m)
Double glazed window to front and rear elevation, two electric heaters, under stairs storage, door to:

### Kitchen
8'5 x 7'6 (2.57m x 2.29m)
Fitted to comprise a range of base and eye level units with a single sink and drainer, electric hob and extractor, electric oven, space for free standing fridge/freezer, space for automatic washing machine, double glazed door and window to rear elevation.

### First Floor Landing
Stairs rising from ground floor, loft access,

### Bedroom One
10'0 x 9'3 (3.05m x 2.82m)
Double glazed window to front elevation, electric heater, built in wardrobes.

### Bedroom Two
11'4 x 8'9 (3.45m x 2.67m)
Double glazed window to rear elevation, electric radiator, airing cupboard.

### Bedroom Three
7'6 x 7'5 (2.29m x 2.26m)
Double glazed window to rear elevation, electric heater.

### Bathroom
Fitted to comprise a three piece suite consisting of a panel bath with electric shower over, low level wash hand basin, low level pedestal.

### Outside
Front: A laid lawn is enclosed by timber fencing to all sides.

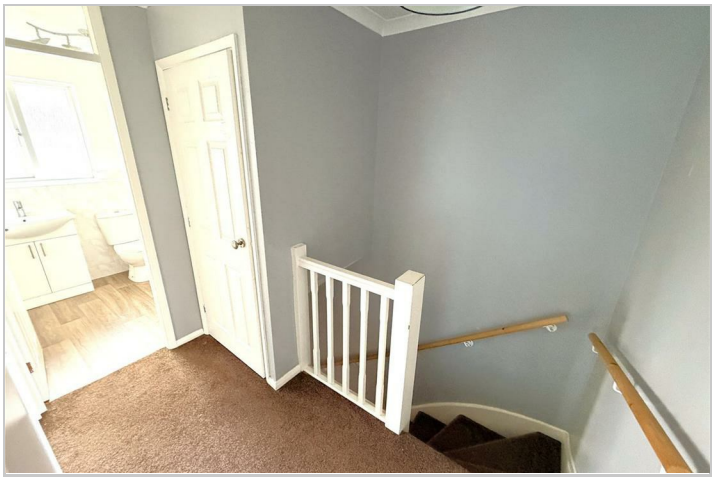
Rear: A patio area leads onto a laid lawn while being enclosed by timber fencing to all sides. An allocated parking space is located to the rear accessed via a pedestrian gate.

Tenants items have been removed digitally









## Road Map




## Hybrid Map




## Terrain Map



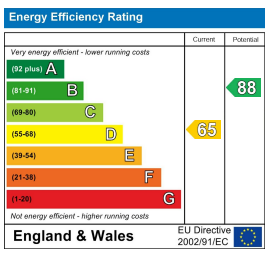

## Floor Plan

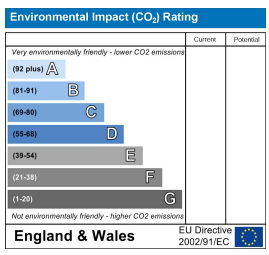



## Viewing

Please contact our Stuart Charles Estate Agents Office on 01536 234264 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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