



49 Farndale Avenue, Corby, NN17 1LS



**£165,000**

Stuart Charles are delighted to offer for sale this two bedroom first floor GREGORY FLAT located in this desirable street in the Lloyds area of Corby. Situated a short walk away from the town centre and within walking distance to a range of amenities an early viewing is recommended to avoid missing out on this home. The accommodation comprises of a large entrance hall, two double bedrooms, a large bay fronted lounge, kitchen and a three piece bathroom. The rear garden has a large laid lawn with a patio area at the back of the garden, and is enclosed by timber fence to all sides. Call now to book a viewing!!

- GREGORY FLAT
- TWO DOUBLE BEDROOMS
- LOW SERVICE CHARGES
- NEW DOUBLE GLAZED WINDOWS
- CLOSE TO THE TOWN CENTRE
- WELL PRESENT THROUGHOUT
- LARGE REAR GARDEN
- MODERN KITCHEN
- POPULAR LOCATION

### Entrance Hall

Entered via a double glazed door, radiator, storage cupboard, doors to:

### Lounge/Diner

14'7 x 17'10 (4.45m x 5.44m)

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

### Kitchen

9'8 x 9'6 (2.95m x 2.90m)

Fitted to comprise a range of base and

eye level units with a one and half steel sink and drainer, gas hob with extractor fan, electric oven, space for automatic washing machine, space for under counter fridge freezer, double glazed window to rear elevation.

### Bathroom

8 x 6'7 (2.44m x 2.01m)

Fitted to comprise a low level panel bath with shower over, low level pedestal, low level wash hand basin,







radiator, double glazed window to rear elevation.

### Bedroom One

13'1 x 9'6 (3.99m x 2.90m)

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

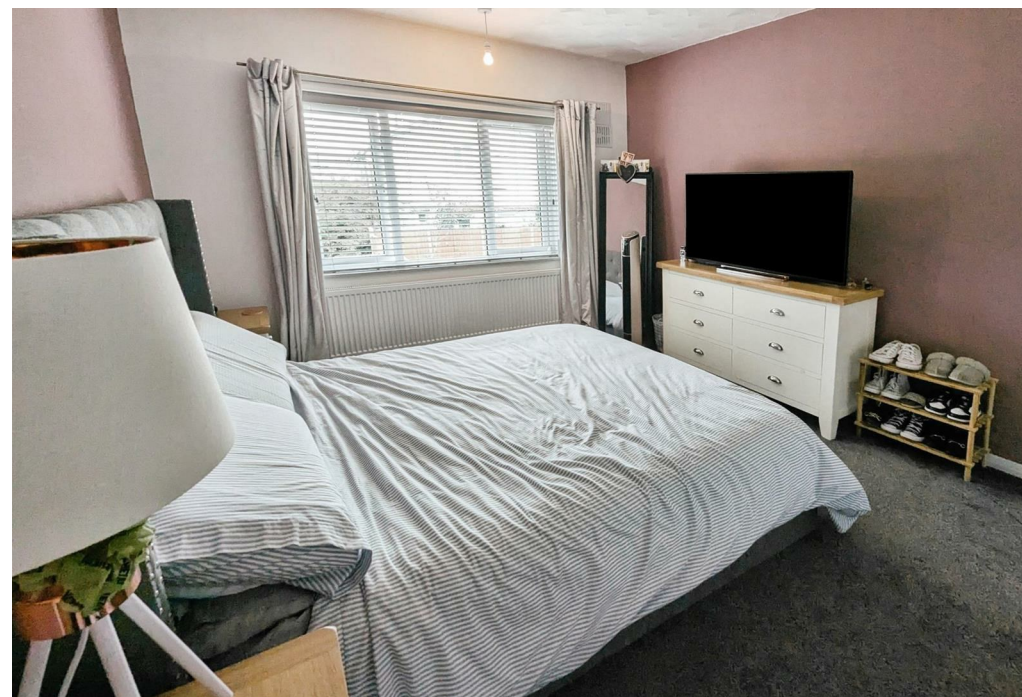
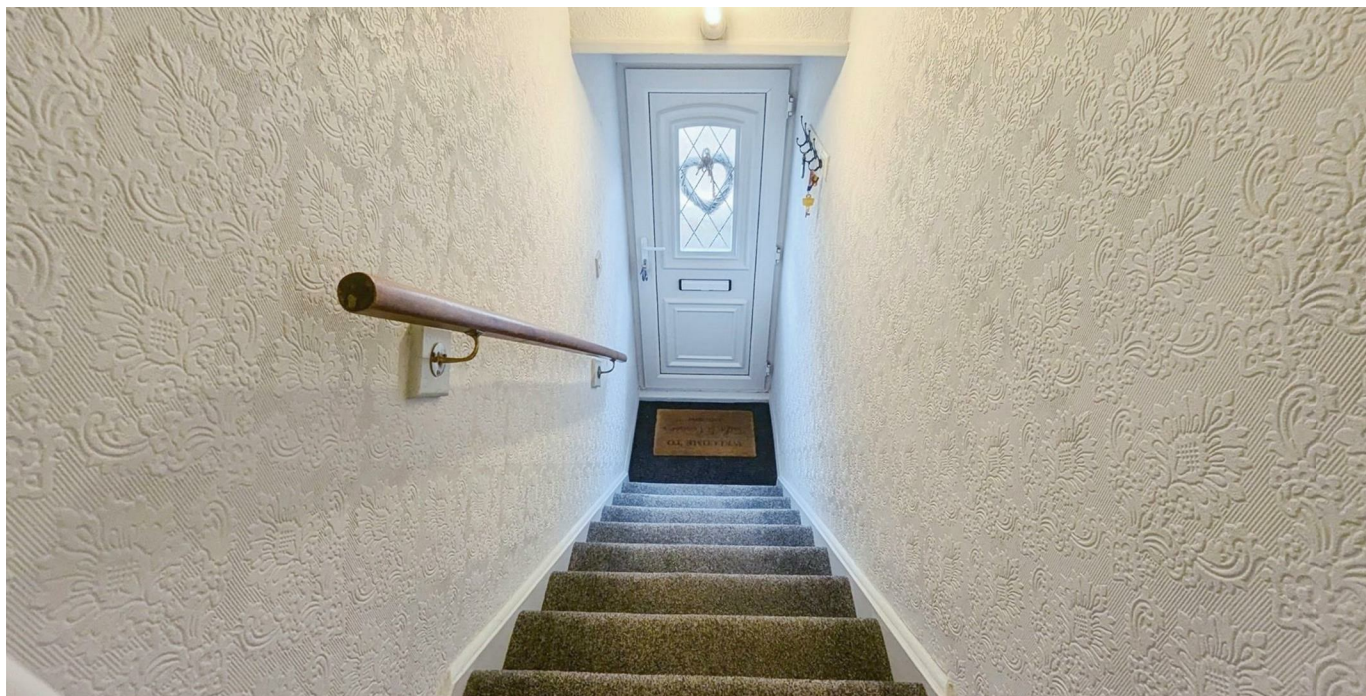
### Bedroom Two

13 x 10'11 (3.96m x 3.33m)

Double glazed window to rear elevation, radiator, built in wardrobes.

### Outside

The rear garden has a large laid lawn with a patio area at the back of the garden, and is enclosed by timber fence to all sides

















Ground Floor

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) <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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	