



Thomas Close, Corby NN18 9NG

welcome to

Thomas Close, Corby

Situated in a sought-after cul-de-sac position on Thomas Close, this well-presented four-bedroom detached family home is offered to the market with no onward chain, making it an ideal purchase for those seeking a smooth and straightforward move.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Entry via composite front door leading to stairs and doors to further rooms.

Cloakroom

WC, wash hand basin, towel rail and tiled floor.

Lounge

Double glazed Bay window to front aspect, brick fire surround, door to dining room and laminate floor.

Dining Room

Double glazed patio door to conservatory, laminate floor and radiator.

Conservatory

Double glazed windows and patio door to rear garden, tiled floor and radiator.

Kitchen

Wall and base units, one and half bowl sink drainer, integral electric hob and cooker, tiled floor and door to hall.





Landing

Doors to all rooms, storage cupboard and loft access, carpet.

Bedroom One

Double glazed window to front aspect, built in wardrobe, carpet, door to en suite.

En Suite

Shower cubicle, wash hand basin, towel radiator and vinyl floor.

Bedroom Two

Double glazed window to rear aspect, carpet and radiator.

Bedroom Three

Double glazed window to rear aspect, carpet and radiator.

Bedroom Four

Double glazed window to front, carpet and radiator.

Bathroom

Bath with shower over, WC, wash hand basin, tiled and vinyl floor.

External

Drive way, dropped kerb and garage.

Rear Garden

Mainly Laid to lawn



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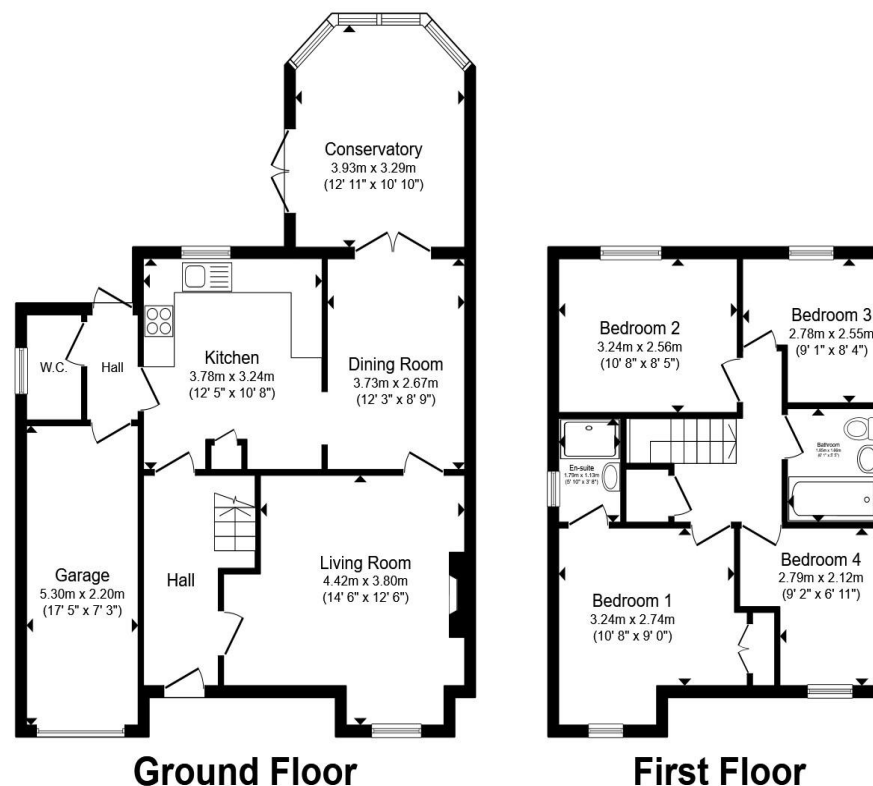
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No chain
- Four bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£300,000



Total floor area 126.2 m² (1,359 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
COR113165 - 0004

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 **william h brown**



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