



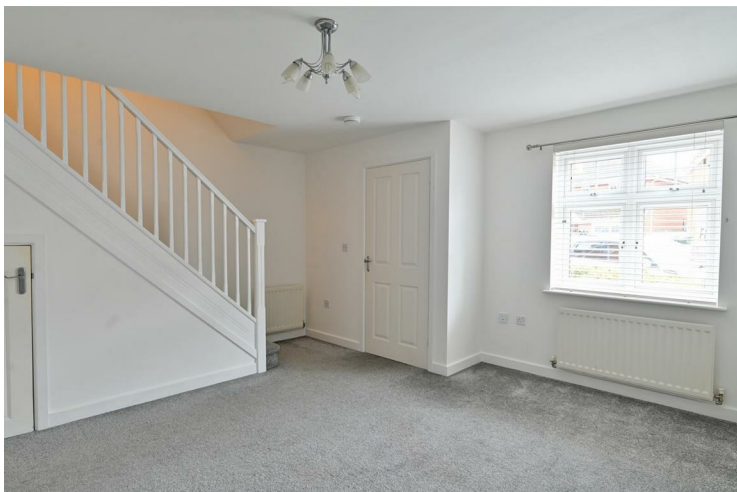
35 ROCHESTER ROAD CORBY

£200,000
FREEHOLD

Carter Williams is pleased to present this charming two-bedroom end of terrace house, situated on the sought-after Oakley Vale estate in Corby. Spanning an impressive 636 square feet, this well-maintained property is offered with no upward chain, making it an ideal choice for first-time buyers or buy-to-let investors.

Upon entering, you will find a welcoming sitting room that provides a comfortable space for relaxation. The kitchen/diner is perfect for family meals and entertaining guests, while the enclosed rear garden offers a private outdoor area for leisure and enjoyment. The property features two generously sized double bedrooms, ensuring ample space for rest and storage. Additionally, a family bathroom and a convenient downstairs W.C enhance the practicality of the home.

One of the standout features of this property is the single garage located to the side, accessible via a driveway that accommodates off-road parking for approximately three vehicles. This is a rare advantage in today's market, providing both convenience and security.



- Two double bedrooms • End of terrace house • Popular Oakley Vale estate • No upward chain • Single garage with driveway

Sitting Room

Max Measurements shown

Kitchen / Diner

Master Bedroom

Bedroom Two

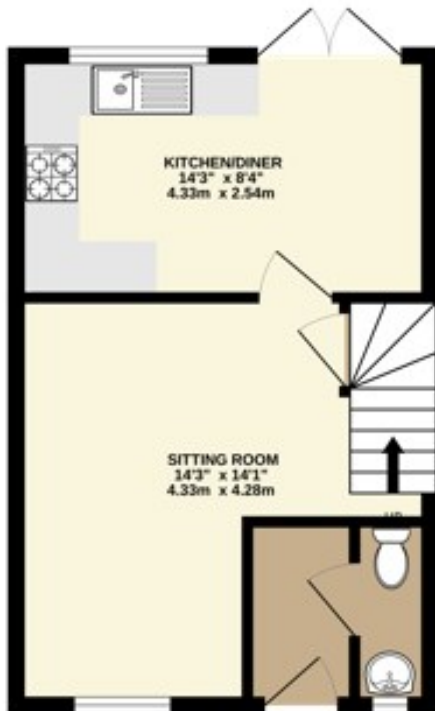
Bathroom



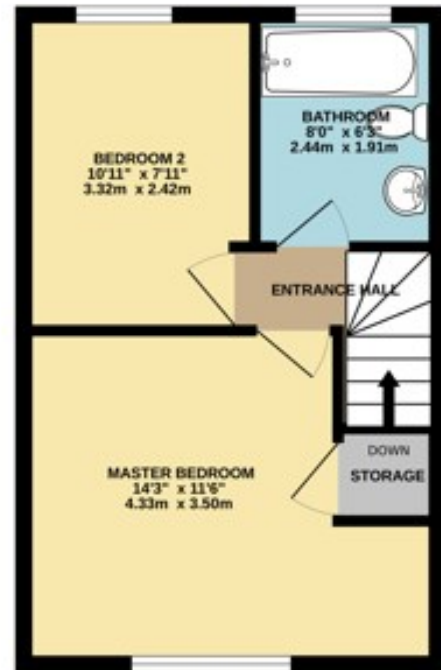
- Off-road parking for three cars • Enclosed rear garden • Kitchen/diner layout • Downstairs W.C. • Close proximity to local amenities



GROUND FLOOR
318 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 637 sq.ft. (59.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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