



### HOW TO GET THERE

From the A43 (Corby bypass), take the exit onto Oakley Road. Turn onto Butland Road, then make a right onto Lyveden Way. Take the next right onto Brooke Road, then turn left into Buttercup Close. Corby Railway Station is approximately 1.8 miles away, offering hourly direct services to London St Pancras, from the station, you can reach the house in 5 minutes by car.

### PRICE INFORMATION

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

### BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £3,000 (£2,500 plus VAT).

### BUYERS ADMIN CHARGE

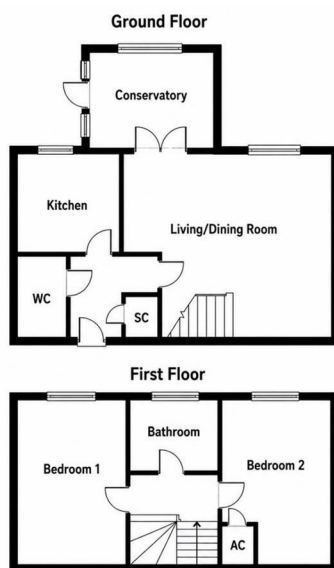
The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

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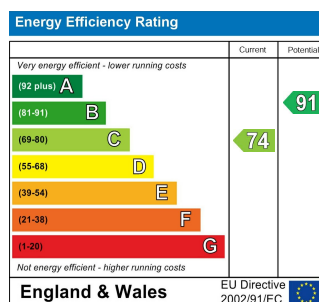
### AGENTS NOTE

\* Images may be enhanced with AI



Not to scale. For illustrative purposes only.

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## 43 Buttercup Close, Corby, NN18 8LB



### For auction £150,000

\*\* FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 24TH JUNE 11:00 AM \*\*

GUIDE PRICE: £150,000 - £160,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL OUR OFFICE TO ARRANGE

A well-presented two-bedroom freehold terraced home situated on the popular Oakley Vale development in Corby, offered tenant in situ and generating an annual rental income of approximately £10,200 per annum, representing a 6.8% gross yield at the guide price. The property is in good decorative order throughout, the property benefits from two double bedrooms, conservatory, ground floor cloakroom, family bathroom, enclosed rear garden and off-road parking. Located within a modern residential development close to local amenities and transport links, this represents an attractive ready-made investment opportunity with immediate income from day one.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [www.auctionhouse.co.uk/northamptonshire](http://www.auctionhouse.co.uk/northamptonshire)

# 43 Buttercup Close, Corby, NN18 8LB

## ACCOMODATION

## ENTRANCE HALL

## GROUND FLOOR

## DOWNSTAIRS WC

Double glazed window to front elevation, pedestal wash hand basin, WC, tiled walls & single paneled radiator.



## KITCHEN

7'11 x 6'3

Kitchen features a double glazed UPVC window to rear elevation, base & wall units, gas oven, hob, extractor, work surface, sink drainer, plumbing for washing machine, vinyl floor and tiled walls.



## LIVING AREA

15 x 12'11

Double glazed UPVC window to rear elevation looking over

garden, doors to conservatory, two radiators, carpet flooring & stairs to first floor



## CONSERVATORY

8'9 x 7'8

Brick & UPVC built, tiled flooring, a single paneled radiator, french doors to rear accessing the garden



## FIRST FLOOR

## BEDROOM ONE

12'9 x 8

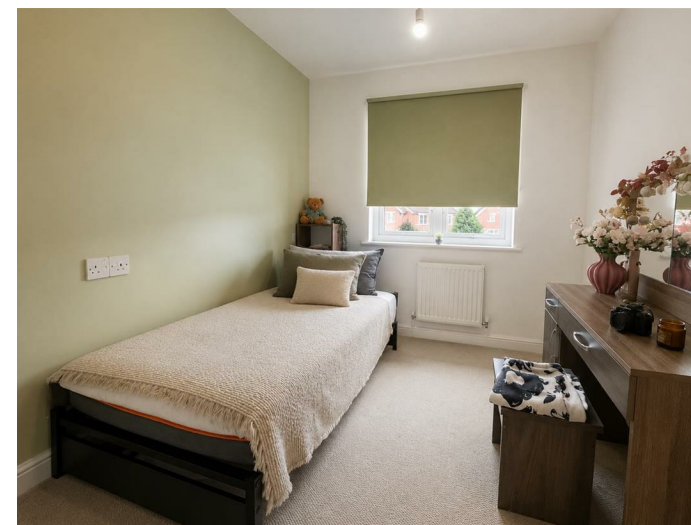
Double glazed window with blinds to rear elevation, carpet, single paneled radiator & loft access on landing



## BEDROOM TWO

12'10 x 8'4

Double glazed window with blinds to rear elevation, carpet, single paneled radiator & airing cupboard.



## BATHROOM

Double glazed UPVC window to rear elevation, bath with shower, low level WC, sink & vanity unit, extractor fan, tiled walls & single paneled radiator



## OUTSIDE

## REAR GARDEN

Rear garden has a patio area, laid to lawn & wooden border fencing



## SERVICES

Main drainage, water and electricity are connected.

## COUNCIL TAX

Corby Council Tax Band B

## LOCAL AMENITIES

Located within a 5-to-10 minute walk of both Oakley Vale Primary School and the highly rated Brooke Weston Academy. Daily convenience stores include a Tesco Express, a pharmacy, takeaways & a Morrisons superstore just a 2-minute drive away. It is also positioned right next to the scenic Oakley Vale Open Space trails and ponds and only a 5-minute drive from the Corby International Pool.

For further information on viewing call 01604 259773