

**3 Oak Row  
Brixworth  
NORTHAMPTON  
NN6 9WQ**

**£176,800**



- **WELL PRESENTED**
- **KITCHEN/DINER**
- **SEMI DETACHED**
- **SOUGHT AFTER VILLAGE**

- **TWO BEDROOMS**
- **DOWNSTAIRS CLOAKROOM**
- **GAS RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*\*68% SHARED OWNERSHIP \*\*\***This two bedroom semi detached home in Brixworth, Northamptonshire, offers a blend of modern comfort and picturesque surroundings. Located on the desirable Saxon Rise development, this property benefits from a serene setting near Brixworth Country Park. Built by Barratt Homes, it features a spacious lounge, a kitchen/diner with direct access to a well-maintained rear garden, and a convenient downstairs cloakroom.

The first floor includes two good sized bedrooms and a family bathroom. Outside, the property has a driveway with parking for two cars. With gas radiator heating and double glazing throughout, this home is energy efficient and comfortable year round.

### **Lounge**

13' 9" x 13' 1" (4.20m x 4.00m) Approached via entrance door, windows to the front and side aspects, stairs rising to first floor, under stairs storage cupboard, TV point, radiator, door to;

### **Inner Lobby**

Doors to;

### **Cloakroom/WC**

White suite comprising, low level wc, pedestal wash hand basin with tiled splash backs, radiator.

### **Kitchen/Diner Room**

13' 9" x 13' 1" max (4.20m x 4.00m max) Window to the rear aspect, door leading to rear garden, sink unit set into modern range of base units, work surfaces over with matching upstands, matching wall mounted units, built in oven and hob with extractor hood over, plumbing for washing machine, radiator.

### **Landing**

Doors leading to;

### **Bedroom One**

13' 9" max x 11' 4" (4.20m max x 3.46m) Two windows to the front aspect, cupboard over stairs, radiator.

### **Bedroom Two**

13' 9" x 11' 2" max (4.20m x 3.40m max) Window to the rear aspect, built in wardrobe, radiator.

### **Bathroom**

Window to the side aspect, white suite comprising low level wc, pedestal wash hand basin with tiled splash backs, side panelled bath with shower over, fully tiled to bath area, radiator.

### **Front Garden**

Open plan, well stocked, pathway leading to entrance door, driveway to the side providing off road parking.

### **Rear Garden**

Fully enclosed south facing rear garden, mainly laid to lawn, paved patio area, gated side access.

## **Shared Ownership**

This property is available on a shared ownership basis of a 68% share.

Monthly rent £162.25

Building Insurance £ 14.98

Service Charge £ 15.44

Management Fee £ 5.15

Lease remaining 115 years

You are eligible to buy a home through Shared Ownership if the following apply:

Your household income is £80,000 a year or less (£90,000 a year or less in London).

You cannot afford all of the deposit and mortgage payments for a home that meets your needs.

You have good credit history.

Have funds for a deposit and costs of buying a home.

Are over the age of 18.

Interested buyers should apply via

<https://www.bromford.co.uk/shared-ownership-eligibility/>

## **Agents Notes**

West Northamptonshire Council

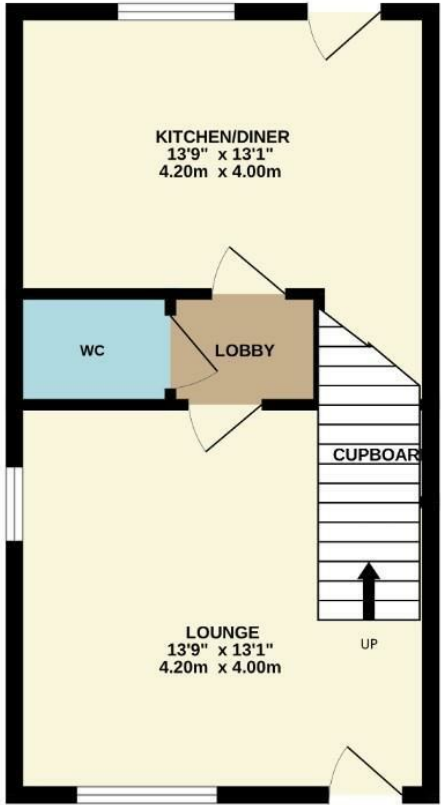
Council Tax Band C



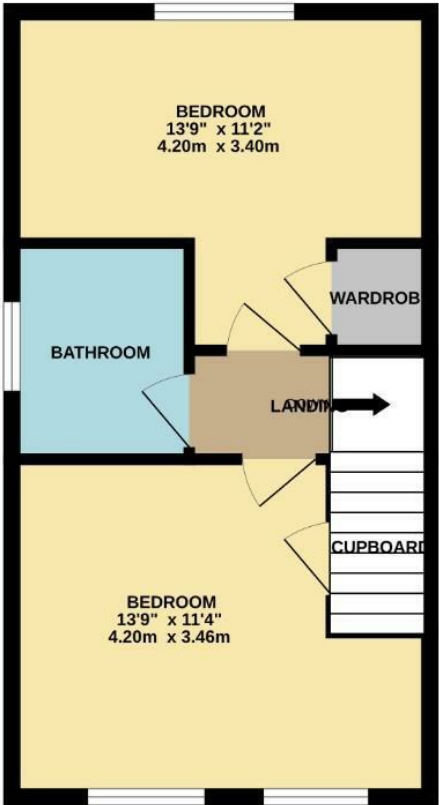




GROUND FLOOR

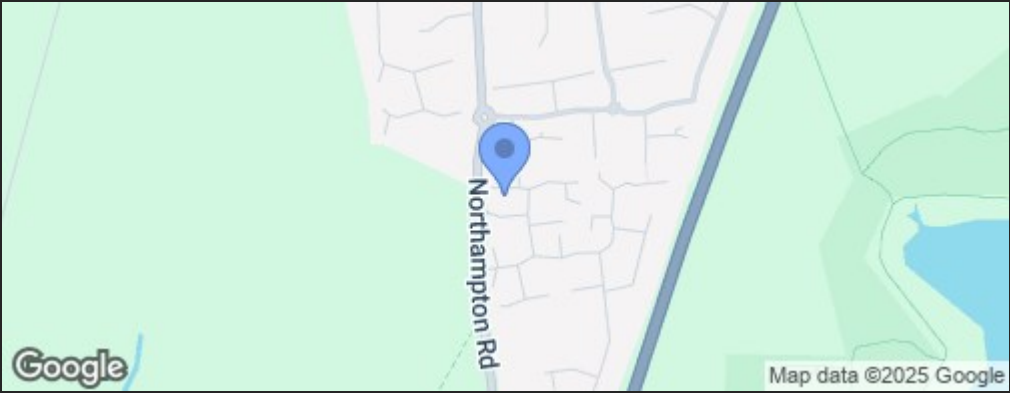


1ST FLOOR



Whilst 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) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>78</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	



**Disclaimer**

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.