



Connells

Brownsfield Road
Yardley Gobion TOWCESTER

Brownsfield Road Yardley Gobion TOWCESTER NN12 7TY

for sale shared ownership
£165,000



Property Description

Connells are delighted to bring to the market this well presented, three bedroom Semi Detached home in popular village location offered for sale on a 50% Shared Ownership basis with no Premium. This family home is also available to buy as an outright purchase and staircasing is available.

The property briefly comprises of large kitchen/diner separate lounge, three bedrooms and upstairs family bathroom. To the rear of the property is a good sized private garden, with a driveway to the front offering parking for several vehicles.

Internally the property benefits from refurbishment within the last 2 years to include a new kitchen, new gas boiler, double glazing, insulated loft and new hallway and kitchen flooring.

The village of Yardley Gobion is located in West Northamptonshire. Offering a school, pub and local amenities, Yardley Gobion is within easy reach of Northampton and equally Stony Stratford.

THIS PROPERTY IS NOT TO BE MISSED!

Entrance Hall

Doors to living room and kitchen. Stairs to first floor.

Living Room

15' 2" x 10' 7" (4.62m x 3.23m)

Double glazed window to side and front aspects. Wood burner stove.

Kitchen

15' 2" x 8' 2" (4.62m x 2.49m)

Fitted kitchen with wall and base units with complimentary worktops over. Built-in oven and gas hob. Dishwasher. Extractor fan. Double glazed window to front and side aspects. Patio doors to garden. Wood effect laminate floor.

First Floor Landing

Bedroom 1

10' 1" x 11' 4" (3.07m x 3.45m)

Double glazed window to rear aspect. Storage cupboard.

Bedroom 2

10' 9" x 8' 8" (3.28m x 2.64m)

Double glazed window to front aspect.

Bedroom 3

6' 3" x 7' 7" (1.91m x 2.31m)

Double glazed window to front aspect.

Bathroom

Panel bath with shower over. Close coupled w.c., pedestal sink. Double glazed window to rear aspect.

Outside

Rear Garden

Mainly laid to lawn with patio area. Shed. Side access.

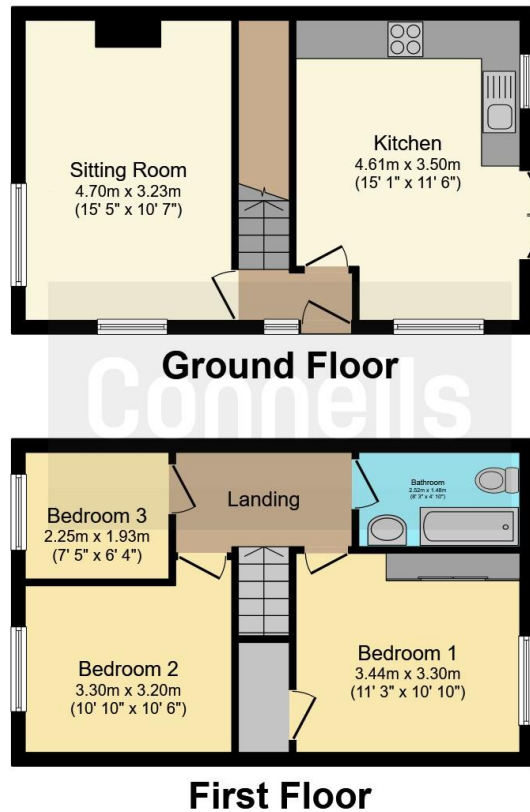
Front Garden

Lawn area. Pathway to front door. Driveway for off road parking.









Total floor area 72.7 m² (782 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.focalagent.com

To view this property please contact Connells on

T 01908 563 993
E stonystatford@connells.co.uk

82 High Street Stony Stratford
MILTON KEYNES MK11 1AH

EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Aug 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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