



Connells

Highcroft Close
Yardley Gobion TOWCESTER

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for sale guide price
£280,000



Property Description

Connells are delighted to bring to the market this spacious, semi detached 4 bedroom property located in a desirable village setting. Offering an excellent opportunity for buyers to transform it into their idea family home, the property comprises a well proportioned kitchen, a separate dining room and a good sized lounge. Additional there is a convenient downstairs cloakroom.

Upstairs you'll find 4 well proportioned bedrooms, one with ensuite along with a family bathroom.

To the rear of the property there is a large garden perfect for outdoor activities or space for extending the property, subject to planning permission property also benefits from a converted garage space and driveway for multiple vehicles.

This is a rare opportunity to acquire a spacious family home that is in need of updating, allowing for you to put your own stamp on it.

Situated in the picturesque village of Yardley Gobion, with its charming community feel and proximity to Towcester amenities, this property represents a fantastic opportunity to acquire a family home in a desirable location.

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

Front door to hallway and all rooms.

Kitchen

11' 7" x 11' 11" (3.53m x 3.63m)

Range of units to base and wall with complimentary worktops over. Built-in oven, hob and extractor. Kitchen island. Radiator. Door to rear aspect. Double glazed window to rear aspect.

Cloakroom

Close coupled w.c., pedestal sink. Radiator. Double glazed window to side aspect.

Living Room

14' x 10' 7" (4.27m x 3.23m)

Gas fire place. Radiator. Double glazed windows to front and side aspects.

Dining Room

13' 11" x 14' 6" into understairs recess (4.24m x 4.42m into understairs recess)

Patio door. Double glazed window to garden.

First Floor Landing

Loft. Airing cupboard housing boiler.

Bedroom 1

14' 3" x 9' 7" (4.34m x 2.92m)

Radiator. Double glazed window to side aspect.

En Suite

Large walk-in shower. Sink. Double glazed window.

Bedroom 2

8' 2" x 10' 3" (2.49m x 3.12m)

Radiator. Double glazed window overlooking the garden.

Bedroom 3

10' 7" x 8' 8" (3.23m x 2.64m)

Radiator. Double glazed window to front aspect.

Bedroom 4

7' 6" x 6' 4" (2.29m x 1.93m)

Radiator. Double glazed window to front aspect.

Bathroom

Panel bath. Close coupled w.c., pedestal wash hand basin. Radiator. Double glazed window.

Outside

Rear Garden

Mainly laid to lawn with patio area. Side gate. Double gate drive.

Converted Garage

16' 10" x 9' 7" approx (5.13m x 2.92m approx)

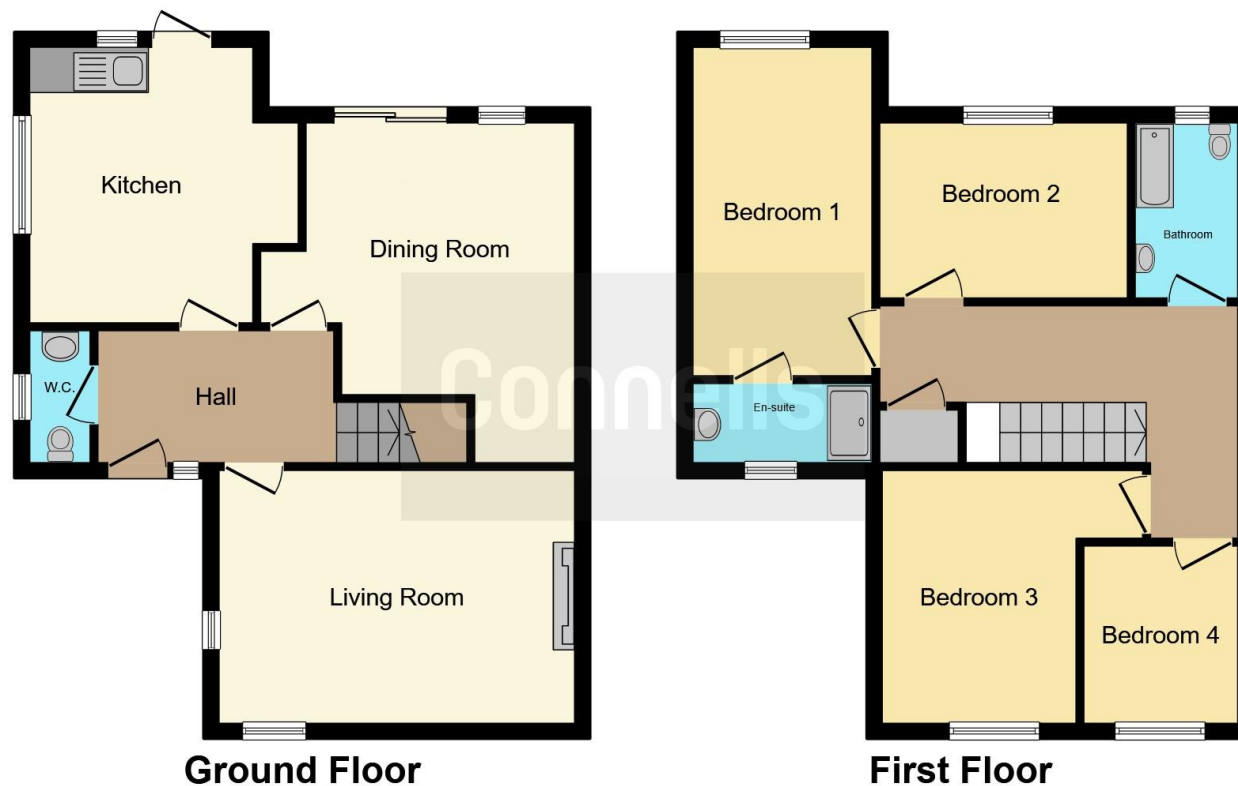
Front door and window to rear aspect.

Agents Note









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

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SSD307222



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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