



High Street, Yardley Gobion, NN12 7UB



6c High Street
Yardley Gobion
Northants
NN12 7UB

£325,000

A charming and well presented village property, converted in 1988 from a former Victorian school house, benefiting from established gardens, parking and a garage.

The property is located in a tucked away position on a quiet lane with in the village conservation area, fronting a small green and the church, with all the village facilities within a short walking distance. It has accommodation comprising; an entrance hall, large L-shaped living room, separate dining room, a fitted kitchen and a conservatory. On the first floor there are 2 bedrooms and a bathroom. Outside the property benefits from private, established gardens plus a garage and parking space located just a few metres away.

This is a lovely village property - perfect for those looking for something a little different in a pleasant village setting.

- Former Victorian School House Conversion
- End of Small Terrace
- 2 Reception Room
- Conservatory Extension
- 2 Bedrooms
- Fitted Kitchen
- Bathroom (First Floor)
- Garage & Parking Space
- Lovely Private Gardens





Ground Floor

The front door opens to the entrance hall which has stairs to the first floor with a cupboard under and doors to all rooms.

The living room is an L shape room with a brick built fireplace incorporating a woodburning stove and three windows to the side aspect.

The separate dining room has a window to the rear and a door to the kitchen.

A fitted kitchen has a range of units to floor and wall levels with worktops and a sink unit. Integrated appliances include a gas hob, extractor hood, electric oven, fridge/freezer, dishwasher. The washing machine may be available. The kitchen benefits from a high ceiling and has a door opening to the conservatory.

The conservatory is of rendered block & UPVC double glazed construction with a polycarbonate roof and French doors opening to the rear garden.

First Floor

A spacious landing has a skylight window to the front, airing cupboard and space for a desk – ideal to be used as a study area. Access to the loft and doors to all rooms.

Bedroom 1 is a large double bedroom with a window to the side overlooking a green. Part vaulted roof line.

Bedroom 2 is a single bedroom with a skylight window to the rear and a recess ideal for wardrobes.

The bathroom has a white comprising WC, wash basin set in a vanity unit and a bath with shower and glass screen over. Tiled floor, part tiled walls and a skylight window to the rear.

Outside

A small, easily missed, lane leads from the High Street to the private parking area and garages, beyond which is a pathway set on a green leading to the three cottages forming the terrace, which have a pleasant outlook over the green, church and church yard. There is a small planted front garden and side gated access to the rear garden.

The rear garden has a south easterly aspect and offers a high degree of privacy – attractively landscaped with patio areas, lawns and wide, well stocked beds and borders. Steps lead up to a vegetable garden area with greenhouse. Garden shed. The gardens are enclosed by fencing and established hedges and shrubs.

Garage & Parking

Single brick built garage with up and over door, power and light. (Garage is the lefthand end).

The parking space is to the right hand side of the garages – (see blue car in the photo).

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: C

Location - Yardley Gobion

Yardley Gobion is a sought after village and is conveniently located off the A508 between Milton Keynes and Northampton. The historic coaching town of Stony Stratford with it's extensive shopping facilities is approximately three miles away. Central Milton Keynes with it's main-line railway station (London to Euston journey time is from 30 mins), junction 15 of the M1 is approximately 8 miles away and central Northampton approximately 10 miles away. The village is situated in the county of Northamptonshire and has a popular village junior school, grocery store, public house, social club and church.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service. Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer. We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

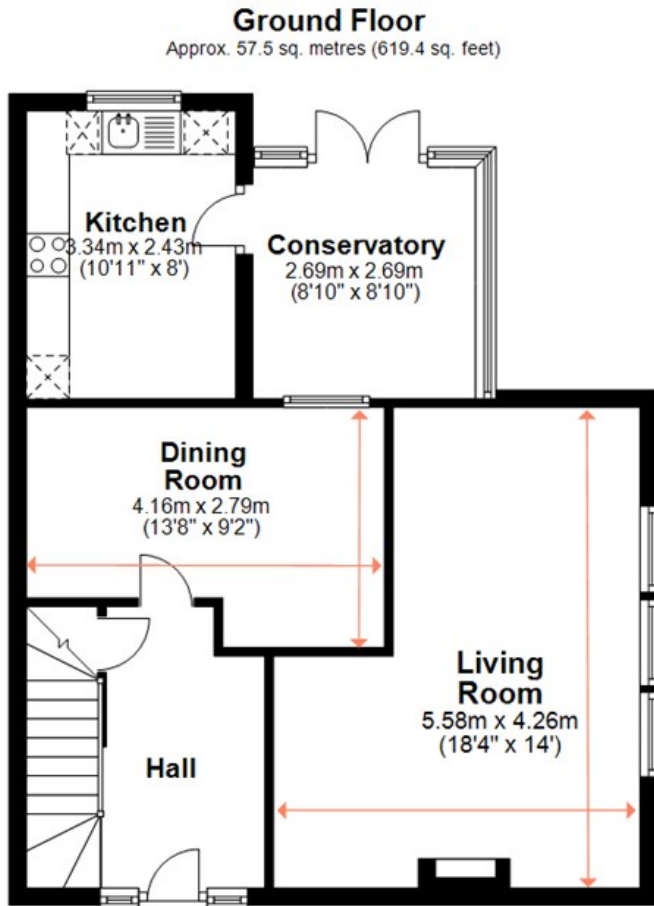
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



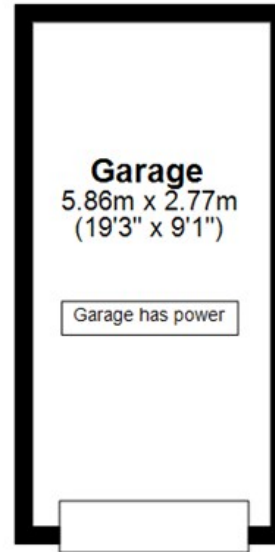






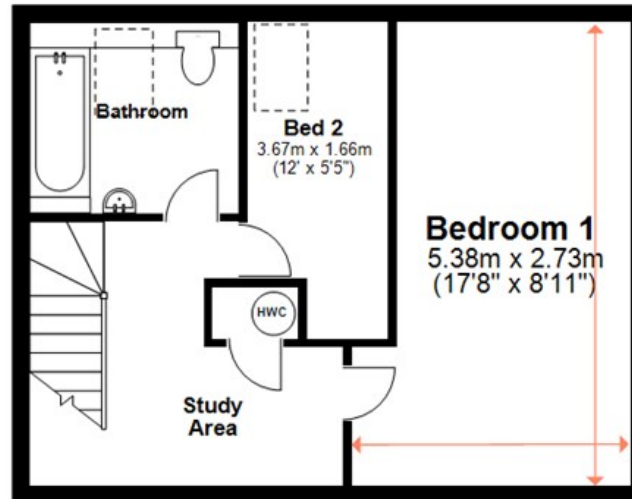
Garage

Approx. 16.2 sq. metres (174.7 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



Total area: approx. 114.9 sq. metres (1237.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Viewing Arrangements

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

