



Valley Way, Boughton Northampton NN2 8GR

welcome to

Valley Way, Boughton Northampton

This two bedroom property is offered to the market on a 40% shared ownership basis and would make a perfect first purchase for a young couple or individual. Located in Boughton surrounded by open countryside and local attractions such as Pitsford Reservoir and Sedgebrook Hall.

Entrance Hall

Entered via Composite door to the front aspect, stairs rising to first floor landing, radiator and doors leading to all rooms.

Cloakroom

Suite comprising wash hand basin with mixer tap over, low level WC, extractor fan and radiator.

Lounge

Double glazed window to the front aspect and radiator.

Kitchen/ Dining Room

Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, electric oven with gas hob and cooker hood over, plumbing for dishwasher, plumbing for washing machine, space for tumble dryer, space for fridge/ freezer, door to cupboard housing boiler, spotlights to ceiling, two radiators, double glazed window to the rear aspect and double glazed French doors to the rear aspect leading to rear garden.

First Floor Landing

Stairs rising from entrance hall, two double glazed windows to the front aspect, door to airing cupboard, access to loft space and doors leading to all rooms.

Bedroom One

Double glazed window to the rear aspect and radiator.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bathroom

Suite comprising bath with shower and mixer tap over with glass screen, wash hand basin with mixer tap over, low level WC, radiator, partly tiled and double glazed obscured window to the front aspect.



Externally

Front

Open frontage with shrubs and pathway leading to front door.

Rear Garden

Paved patio area for seating with steps leading up to a lawned area, outside tap and fully enclose with timber fencing with side gated access.



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Valley Way, Boughton Northampton

- 40% Shared Ownership
- Two Bedrooms
- Immaculately Presented
- Driveway
- Countryside Views

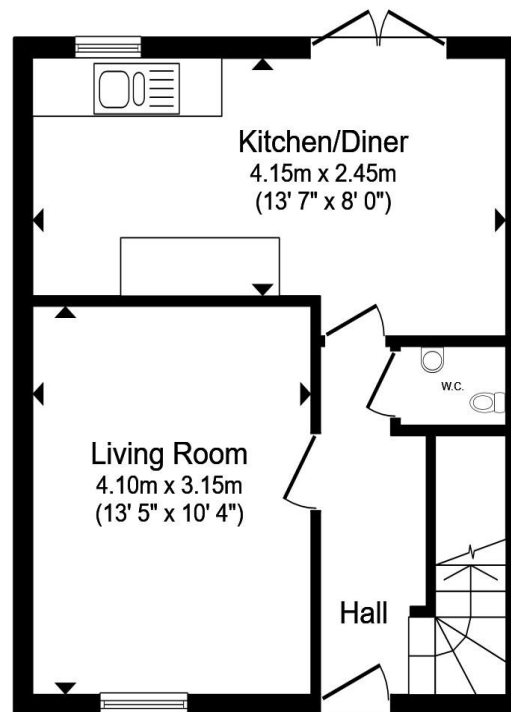
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

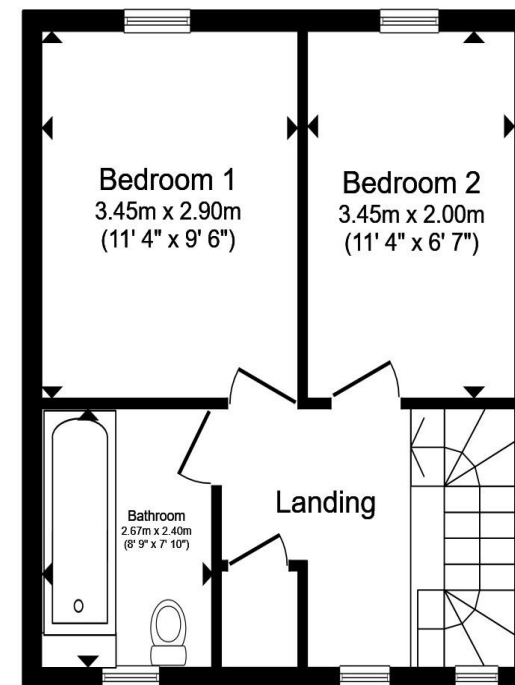
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£108,000



Ground Floor



First Floor

Total floor area 70.1 m² (754 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.propertybox.io



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Property Ref:
KIN109569 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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