



Breakleys Road, Desborough NN14 2PT

- INVESTMENT OPPORTUNITY
- In need of complete refurbishment
- No Chain
- Three bedroom detached house
- Off road parking
- Good sized enclosed rear garden
- Sought after location

PRICE
£220,000

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** A rare opportunity to buy this mature three bedroom detached house in need of complete refurbishment. The property is offered with NO CHAIN and situated on a popular road, close to the park and bowling green and a short walk to the town centre and local schools. Benefits include double glazing, gas central heating (via a combination boiler, installed December 2022), off road parking and a good sized enclosed rear garden (needing cultivation and clearing). The overall accommodation comprises entrance porch, entrance hall, Lounge with bow window, Kitchen/Dining Room and conservatory. The first floor offers three bedrooms and a bathroom. Outside is a gravelled driveway to front providing off road parking for one/two cars and a good sized enclosed rear garden.

ENTRANCE PORCH

Via obscured Upvc double glazed composite door having matching side screens, quarry tiled floor and Upvc double glazed door with matching side screens into Entrance Hall

ENTRANCE HALL

Having wooden flooring, double panelled radiator stair case raising to first floor landing, glazed/timber doors to Lounge/Sitting Room, Kitchen/Dining Room, further door to under stairs storage cupboard housing wall mounted boiler and ample storage space

LOUNGE/SITTING ROOM

12'7" max into bay x 10'2" (3.85m max into bay x 3.10m)
Having Upvc double glazed bow window to front, single panelled radiator, ceiling coving, feature fire place with open fire place, brick hearth and tiled grate

KITCHEN/DINING ROOM

12'11" x max narrowing to 9'4" x 16'4" max narrowi (3.95m x max narrowing to 2.85m x 5m max narrowing)
Having a basic range of high and base level cupboard units with drawer space and work tops, gas cooker point, Belfast sink with mixer tap, tiling to walls, laminated wood block style flooring, sealed unit double glazed French doors to Conservatory further Upvc double glazed window to rear

CONSERVATORY

9'10" x 9'10" (3m x 3m)
Of Upvc double glazed construction, offering outlook and access via Upvc French doors to side leading to rear garden, laminated wood block style flooring

LANDING

Having obscured double glazed window to side, loft hatch, ceiling coving, panelled doors to Three Bedrooms and Bathroom

BEDROOM ONE

13'1" x 10'7" (4m x 3.25m)
Having Upvc double glazed window to rear enjoying views over rear garden, double panelled radiator

BEDROOM TWO

10'7" x 9'0" (3.25m x 2.75m)
Having Upvc double glazed window to front and double panelled radiator, picture rails

BEDROOM THREE

6'6" x 7'8" (2m x 2.35m)
Having double glazed window to front, single panelled radiator and built in shelving

BATHROOM

Three piece suite comprising of close coupled Wc, pedestal wash hand basin and panelled bath, tiling to walls, obscured double glazed window to rear, wall mounted chrome heated towel rail

OUTSIDE FRONT

To the front there is gravelled off road parking, timber gate to side leading to rear garden

OUTSIDE REAR

The rear garden is in need of full cultivation, part enclosed by hedges and timber panelled fencing, extending approximately 200ft in length (NOT MEASURED)

