



6 Woodville Crescent, Yardley Gobion, Northamptonshire, NN12 7UW

HOWKINS &
HARRISON

6 Woodville Crescent
Yardley Gobion
Northamptonshire
NN12 7UW

Guide Price: £315,000

Set in the popular village of Yardley Gobion, and within easy walking distance of the amenities, this semi-detached property is offered for sale with no onward chain. The property benefits from three bedrooms, a family bathroom, kitchen/dining room, sitting room, enclosed garden, driveway parking and a single garage.

Features

- No onward chain
- Semi-detached property
- Three bedrooms
- Family bathroom
- Sitting room
- Kitchen/dining room
- Enclosed garden
- Ample driveway parking
- Single garage
- Energy rating C



Location

Yardley Gobion is a sought-after South Northamptonshire village, bypassed by the A508, approximately 3 miles north east of Stony Stratford which has varied shops, coffee shops and restaurants. The village itself has a primary school, shop, pub, sports ground and social club. The Grand Union Canal runs nearby east of the village.

There is good access to the main arterial roads including the M1 motorway and A5, with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



Ground Floor

The ground floor accommodation extends to a sitting room and a kitchen/dining room with a range of fitted units including an integrated oven and hob. French doors from the dining area open onto the garden.

First Floor

There are three bedrooms on the first floor along with the family bathroom.

Outside

The property is approached by a block paved drive offering ample parking and leading to the front door and to the garage. A courtesy gate opens into the rear garden. To the rear of the property, the enclosed garden has a patio area and raised lawn. There are mature shrubs in the borders, and a courtesy door into the garage.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

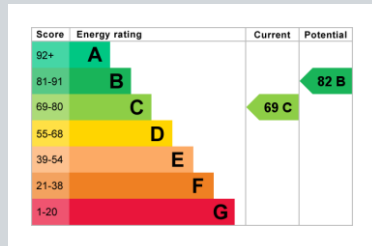
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – C



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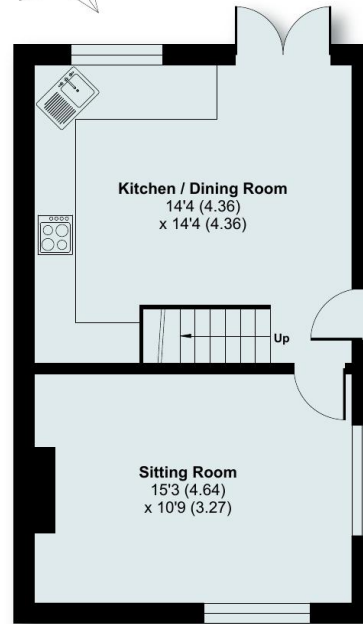
Woodville Crescent, Towcester, NN12

Approximate Area = 786 sq ft / 73 sq m

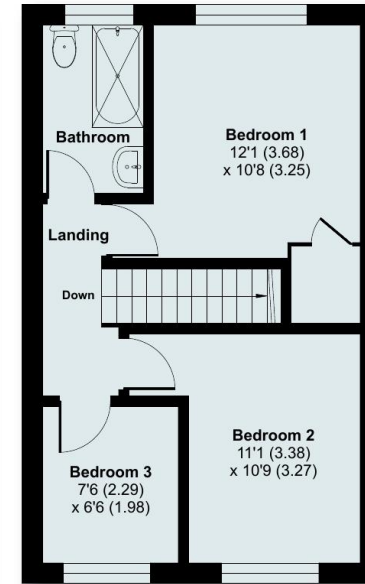
Garage = 215 sq ft / 19.9 sq m

Total = 1001 sq ft / 92.9 sq m

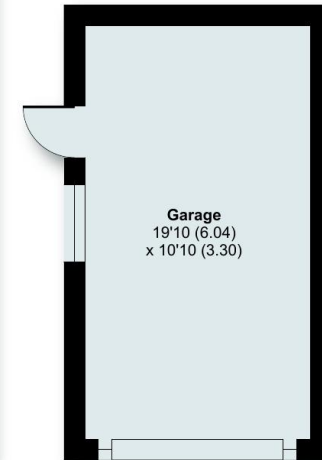
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Garage
19'10 (6.04)
x 10'10 (3.30)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Howkins & Harrison. REF: 1459553



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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