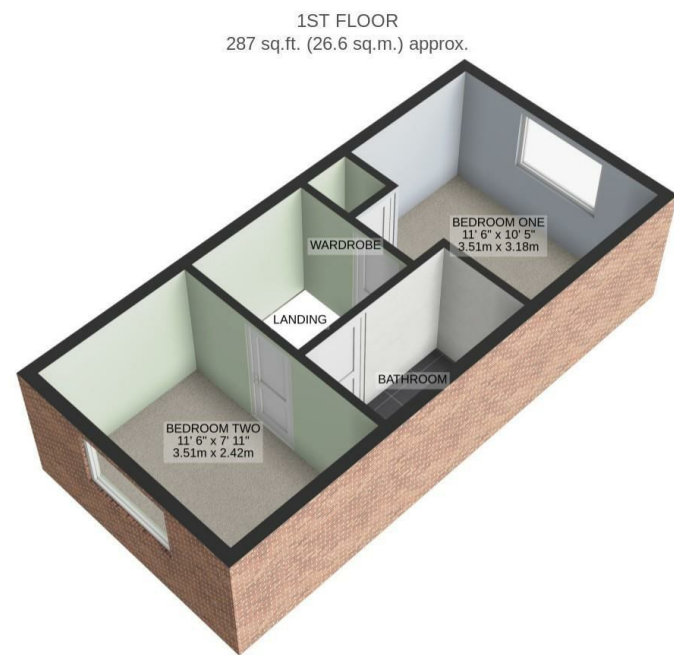
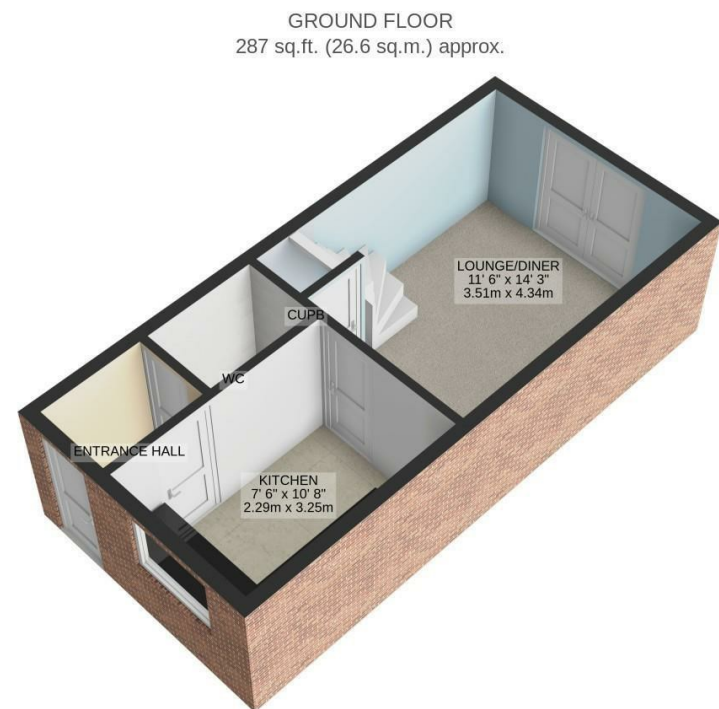


# Ironwood Avenue (100%), Desborough NN14 2JJ



TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) approx.



## Ironwood Avenue (100%), Desborough NN14 2JJ

- 100% & 50% Share Ownership Options
- Two Double Bedrooms
- Allocated PARKING space
- Popular Location
- NO CHAIN

PRICE  
£190,000

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.



23 High Street, Rothwell  
01536 418100  
info@simonac.co.uk  
simonac.co.uk



# Ironwood Avenue (100%), Desborough NN14 2JJ

PRICE £190,000 LEASEHOLD

100% Share Ownership Option- Offered with NO CHAIN - 2 bedroom mid town house with allocated parking. The property is situated on the ever-popular Grange development and offers Gas central heating and Upvc double glazing. Other benefits include a guest WC and enclosed rear garden. The overall accommodation comprises entrance Hall, Lounge/sitting room, Kitchen/diner and guest W.C. Upstairs offers two double bedrooms and Bathroom. Outside is a small open plan frontage and larger enclosed rear garden and allocated parking space for one car in a shared car park to rear.

Agents Sales Information:  
• This is a shared ownership property. However, It is possible to sell the leaseholders 50% share and the remaining 50% owned by Home Group to achieve a 100% outright sale. This is known as simultaneous resale and staircasing.  
• The Freehold can be purchased for £150.00 + VAT.  
\*Important\* The current RICS valuation is valid until the 15th August 2026. If a sale has not been agreed by this date, we will require an updated valuation report or emailed confirmation from the surveyor that the valuation remains valid.  
Other useful information:  
o Lease term: 149 years from 1st January 2006  
o Pets: Permitted  
o Ground rent: Not payable.

## ENTRANCE HALL

Entered via a double glazed panelled door, radiator, doors to Cloakroom/Wc and Kitchen.

## CLOAKROOM/WC

Fitted white suite to comprise low level WC, pedestal wash hand basin, tiling to splash backs, and radiator.

## KITCHEN

10'8 x 7'6 (3.25m x 2.29m )  
Fitted to comprise a range of base and eye level units, stainless steel sink and drainer unit built in to rolled top work surfaces with tiling to splash backs, gas and electric cooker point, fridge/freezer space, plumbing for an automatic washing machine, radiator, wall mounted gas boiler, double glazed window to front and door to Lounge/Dining Room

## LOUNGE/DINING ROOM

14'3 x 11'6 (4.34m x 3.51m )  
Double glazed French doors to South/Easterly rear garden, radiator, under stairs cupboard and stairs to first floor.

## LANDING

Stairs rising from lounge/diner, loft access and doors to Two Bedrooms and Bathroom

## BEDROOM ONE

11'6 x 8'1 plus door recess (3.51m x 2.46m plus door recess )  
Generous double room with double glazed window to rear, built in wardrobe and radiator.

## BEDROOM TWO

11'6 x 7'11 (3.51m x 2.41m )  
Double room with double glazed window to front and radiator.

## BATHROOM

Fitted three piece suite to comprise bath with mixer taps and shower over, pedestal wash hand basin, low level WC, tiled surrounds and radiator.

## OUTSIDE FRONT

Open plan gravelled with paved path to the front door.

## OUTSIDE REAR AND PARKING

Enclosed rear garden enjoying a South/Easterly aspect, gated rear pedestrian access leading to communal car park with access to PARKING SPACE.



call to view 01536 418100

