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## Moorenend Road, Yardley Gobion, NN12 7UF

£300,000 - Offers Over Cottage

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Department: Sales

Tenure: Freehold

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## Property Summary

VILLAGE LIFE. A rare chance has arisen to purchase this wonderful, detached, stone property nicely set back from the road, in this highly regarded, rural, South Northants village.

## Features & Utilities

- ✓ Rural South Northants Village
- ✓ Set Back from Roadside
- ✓ Detached Stone Property
- ✓ Character Features
- ✓ Inglenook Open Fireplace
- ✓ Exposed Timbers
- ✓ Quiet Location
- ✓ Two Bedrooms
- ✓ Nearby Countryside
- ✓ Highly Recommended

# Property Overview

VILLAGE LIFE. A rare chance has arisen to purchase this wonderful, detached, stone property nicely set back from the road, in this highly regarded, rural, South Northants village. The cottage would be perfect for those not wishing to be burdened with the upkeep of outdoor space and offers much charm and character boasting a sitting room with stunning inglenook fireplace, dual aspect kitchen, split level first floor landing which cosies up as a reading area or small study area, two bedrooms and a bathroom. Outside is a small, gated paved area giving access to the kitchen door and space to store bins etc. EPC Rating: F Council Tax Band: C

## **LOUNGE 3.89m x 6.44m (12'9" x 21'2")**

Two multi paned casement windows to front elevation and deep sills. Obscure multi paned glass block window to rear elevation. Feature Inglenook with open chimney and grate on tiled hearth. Exposed brickwork and Bressumer beam. Wall light points. Space for dining table. Open tread staircase rising to first floor landing. Wall mounted electric radiator.

## **KITCHEN 3.89m x 2.47m (12'9" x 8'1")**

Multi paned window to front elevation with gloss block window to rear elevation. Wall and base units with work surfaces. Sink unit with mixer tap. Built in oven, hob and extractor. Wooden door to side elevation. Wall mounted electric radiator.

## **FIRST FLOOR LANDING**

Obscure multi paned window to rear elevation with display sill. Electric radiator. Access to loft space. Exposed timbers. Steps up to raised landing with further multi paned window to front elevation. Airing cupboard housing hot water cylinder. Wall mounted electric radiator.

## **BEDROOM ONE 3.99m x 3.46m (13'1" x 11'4")**

Multi paned casement window to front elevation. Wall mounted radiator.

## **BEDROOM TWO 2.11m x 2.89m (6'11" x 9'6")**

Multi paned casement window to front elevation. Dado rail. Chimney breast and alcoves.

## **BATHROOM**

Obscure multi paned window to front elevation. Suite comprising panelled bath with mixer tap and shower attachment, low level WC and pedestal wash

hand basin.

## OUTSIDE

The property sits path-side with gated paved footpath to rear kitchen door with space to store bins etc. (This land is held on a separate title no.)

## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

## MATERIAL INFORMATION

Type – Cottage

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – F

Electricity Supply – Mains

Gas Supply – No Gas

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Electric Heating

Parking – On Street

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

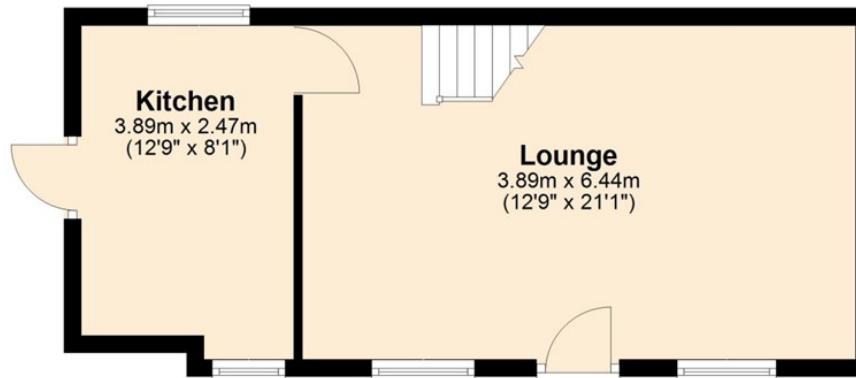
#### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan

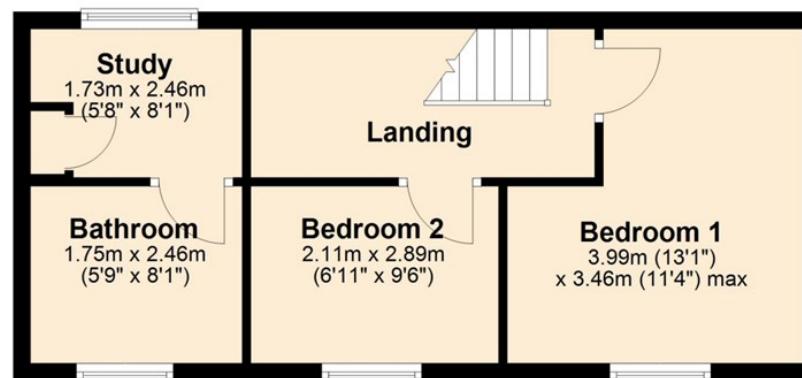
## Ground Floor

Approx. 34.6 sq. metres (372.6 sq. feet)



## First Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



Total area: approx. 70.0 sq. metres (753.0 sq. feet)



## Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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