



Eastfield Crescent, Yardley Gobion, NN12 7TT



**10 Eastfield Crescent
Yardley Gobion
Northamptonshire
NN12 7TT**

Offers In The Region Of £270,000

A 3 bedroom semi detached house with garage and gardens in a popular village location, within walking distance of the local school, shop and pub.

The house has accommodation set on two floors comprising an entrance hall, lounge, kitchen and a ground floor bathroom. On the first floor there are 3 bedrooms to include a large master bedroom with scope to sub divide to provide an en-suite bathroom. Outside the property has attractive gardens, a driveway and garage.

Yardley Gobion is a popular village with a local school, shop, pub and church, with excellent access to Central Milton Keynes and railway stations in Milton Keynes, Wolverton and Northampton.

- Semi Detached House
- 3 Bedrooms
- Lounge/ Dining Room
- Separate Kitchen
- Ground Floor Bathroom
- Large Main Bedroom with Scope to Add An En-suite
- Attractive Gardens
- Walk to Shop, School & Village Pub





Ground Floor

A front door opens to an entrance hall with wooden floorboards, stairs to the first floor, doors to the living room and shower room and an archway to the kitchen.

The living room is a dual aspect room with large window to both the front and rear. Feature fireplace.

The kitchen has a range of floor standing units with worktops and a 1 1/2 bowl ceramic sink unit. Space for all appliances. Window to the rear and gas central heating boiler. Door to the side.

A shower room has a suite comprising double sized shower cubicle and a vanity unit with wash basin and WC. Tiled and clad walls, two windows to the side.

First Floor

The landing has a window to the rear and doors to all rooms.

Bedroom 1 is a large double bedroom, a dual aspect room with large windows to front and rear, and we have seen similar properties in the area subdivide this to provide an ensuite bathroom or shower room.

Bedroom 2 is located to the front and has an airing cupboard housing the hot water cylinder.

Bedroom 3 is a single bedroom located to the rear.

Outside

The front garden is laid with lawn was stocked beds and borders and a blocked paved driveway providing off-road parking and leading to the side of the property and the rear garden.

An attractively landscape rear garden has lawns, pathways, gravel areas, timber deck and an abundance of mature beds and borders. Enclosed by a combination of brick wall, fencing and shrubbery.

Garage

Single garage of a concrete pre-fabricated construction with a lean-to greenhouse located to the front, making it suitable for storage rather than parking a car. NOTE: cement sheet garage roof, which may contain asbestos.

Heating

The property has gas to radiator central heating.

Location - Yardley Gobion

Yardley Gobion is a sought after village and is

conveniently located off the A508 between Milton Keynes and Northampton. The historic coaching town of Stony Stratford with it's extensive shopping facilities is approximately three miles away. Central Milton Keynes with it's main-line railway station (London to Euston journey time is from 30 mins), junction 15 of the M1 is approximately 8 miles away and central Northampton approximately 10 miles away. The village is situated in the county of Northamptonshire and has a popular village junior school, grocery store, public house, social club and church.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: C

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

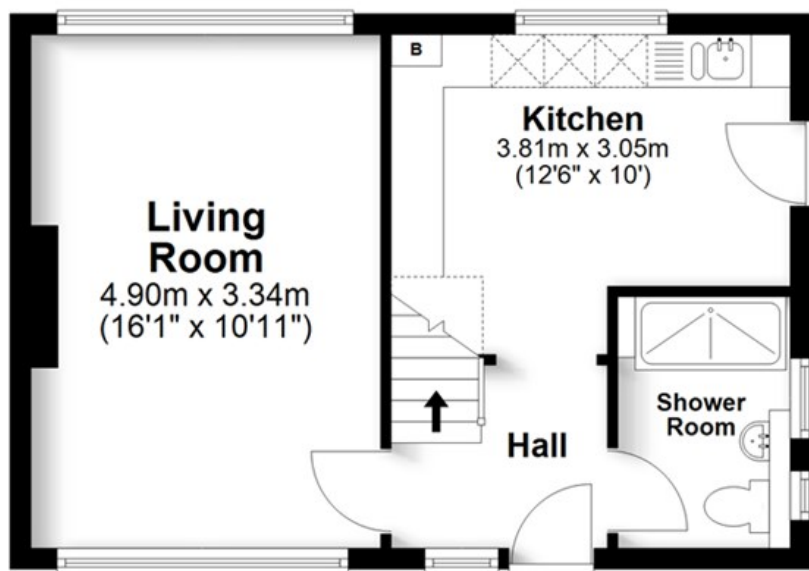
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

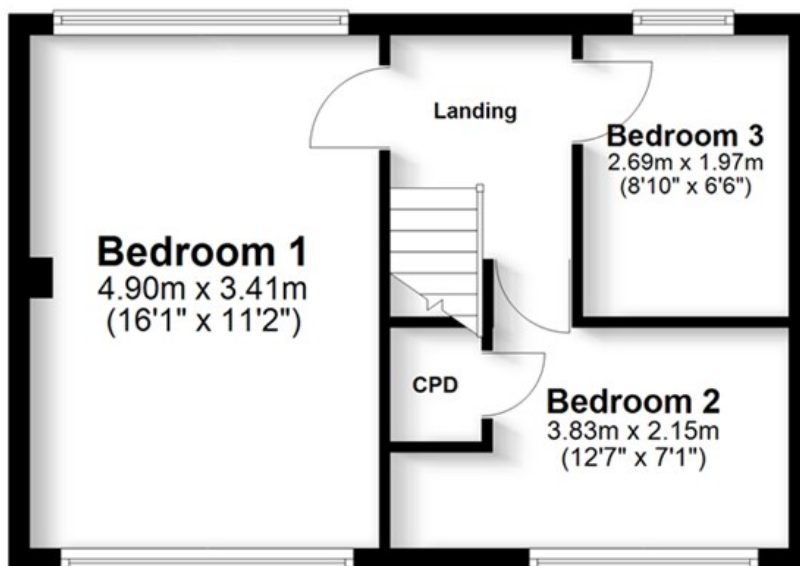




Ground Floor



First Floor



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

