



Connells

Ironwood Avenue
Desborough Kettering

Ironwood Avenue Desborough Kettering NN14 2JJ

for sale
£190,000



Property Description

An excellent opportunity to purchase a well-presented two-bedroom shared ownership home, ideal for first-time buyers, young professionals, and downsizers. Offering modern accommodation throughout, this attractive property provides an affordable route onto the property ladder with the option to staircase to 100% ownership.

The accommodation comprises an entrance hall, modern fitted kitchen, ground floor cloakroom/WC, and a spacious lounge/dining room with French doors opening onto the enclosed rear garden. Upstairs are two well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from an enclosed rear garden and allocated off-road parking.

The property is available on a shared ownership basis, with the current owner holding a 50% share and Home Group owning the remaining 50%. Purchasers can simultaneously staircase to 100% ownership, allowing for an outright purchase. The freehold can also be purchased for £150 + VAT.

Shared Ownership Information

- Simultaneous resale and staircasing available to achieve 100% ownership.
- Freehold available for £150 + VAT.
- Lease term: 149 years from 1st January 2006.
- Pets permitted.
- No ground rent payable.

Monthly Charges

Rent: £269.81. Leasehold: Insurance £24.95, Management Charge £12.50, Service Charge £24.10.

If the freehold is purchased: Management Charge £12.50 and Service Charge £24.10 remain payable.

(All charges reviewed annually on 1st April.)

Entrance Hall

Kitchen

Window to the front, vinyl flooring, cooker with gas hob and hood, tiled splashbacks, high and low level storage with worktops over, stainless steel sink/drainers with mixer tap and wall mounted boiler.

Downstairs Wc

Lounge Diner

Patio doors to rear, stairs to first floor, laminate flooring and radiator.

First Floor

Bedroom One

Window to the rear, storage cupboard, radiator and carpet.

Bedroom Two

Window to the front, carpet and radiator.

Bathroom

Bath with shower over, tiled walls, WC, wash hand basin and radiator.

Outside

Rear Garden

Laid to lawn, enclosed and patio area.

Front

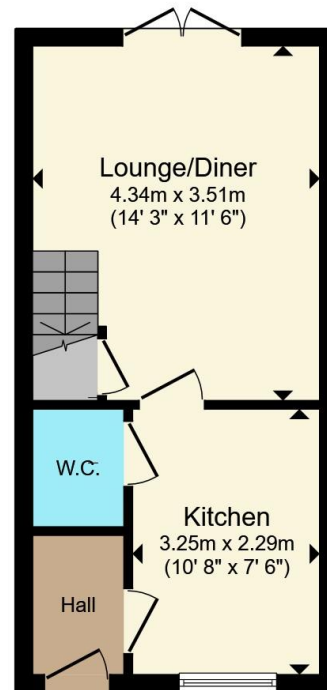
Patio path and gravel.

Allocated Parking

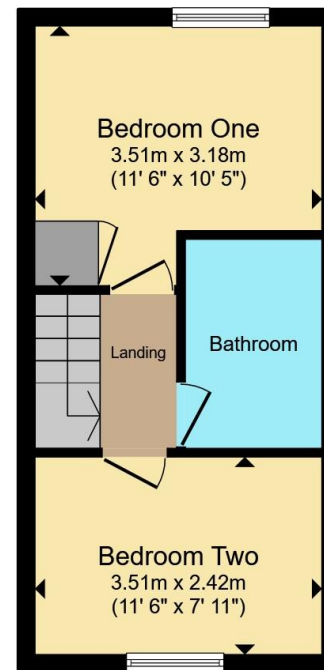








Ground Floor



First Floor

Total floor area 54.0 m² (581 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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5 Montagu Street
 KETTERING NN16 8XG

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/KTT308828

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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