



## Buxton Drive, Desborough NN14 2UU

- INVESTOR/LANDLORDS ONLY as a tenant in situ
- Two Bedrooms
- Conservatory extension
- Low maintenance rear garden
- Parking and SINGLE GARAGE
- Popular Location
- Well presented

PRICE  
**£220,000**  
BUY-TO-LET  
INVESTORS ONLY

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.



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# Buxton Drive, Desborough NN14 2UU

PRICE £220,000 FREEHOLD

**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY \*\* INVESTOR/LANDLORDS ONLY** as a tenant in situ paying £800 pcm on a periodic lease. Well presented two bedroom semi detached house. The property is situated on the popular 'Peak Meadows' estate on the edge of the town and currently fronts onto the green space. Offering gas central heating and Upvc double glazing, other benefits include a conservatory extension, pleasant low maintenance enclosed rear garden and a driveway and single GARAGE at the foot of the garden. The overall accommodation comprises entrance hall, lounge/dining room, kitchen and conservatory. The first floor offers two bedrooms and shower room. Outside is a part enclosed front garden and the aforementioned rear garden with off road parking for one car in front of the single garage.

Agents note: Please note that the property is fully compliant to the existing regulations with EPC, Gas Safety certificate and EICR in place.

## ENTRANCE HALL

Via obscured Upvc double glazed door, timber panelled flooring, single panelled radiator, stair case raising to first floor landing, door to Lounge/Dining room

## LOUNGE/DINING ROOM

18'6" max x 11'7" max narrowing 7'2" (5.65m max x 3.55m max narrowing 2.2m )  
L-shaped room having Upvc double glazed window to front, double panelled radiator, ceiling coving, door to under stairs storage cupboard, further single panelled radiator, double doors and matching side screen to Conservatory and doorway to Kitchen

## KITCHEN

7'0" x 7'4" (2.15m x 2.25m )  
A range of refitted high and base level cupboard units with drawer space and work tops with complimentary tiled surrounds, single bowl single drainer sink unit, appliance space to include plumbing for automatic washing machine and slim line dishwasher, four ring electric hob and oven with extractor fan above, Upvc double glazed window to rear into Conservatory

## CONSERVATORY

9'10" x 11'11" (3m x 3.65m )  
Predominately of brick and Upvc construction, French double doors with outlook and access to rear garden and double panelled radiator

## LANDING

Doors to Two Bedrooms and Shower room, airing cupboard housing boiler with shelving, loft hatch

## BEDROOM ONE

11'7" x 9'8" (3.55m x 2.95m)  
Having Upvc double glazed window to front and single panelled radiator, built in storage cupboard over bulk head

## BEDROOM TWO

9'8" x 9'8" (2.95m x 2.95 )  
Having Upvc double glazed window to rear, laminated wood block style flooring and single panelled radiator

## SHOWER ROOM

Three piece suite comprising of close coupled Wc, vanity wash hand basin, and fully tiled shower cubicle, tiling to walls, ceramic tiled flooring, obscured Upvc double glazed window to rear and wall mounted chrome heated towel rail/radiator

## OUTSIDE FRONT

The front of the garden is gravelled for low maintenance with hedge row and path to entrance door and having views over green space

## PARKING

Driving is located to the side of the property via Dovedale and gates to driveway for one vehicle leading to single Garage

## GARAGE

With up and over door and power and light connected

## OUTSIDE REAR

The rear garden is designed for low maintenance having Astro turf garden with well stocked shrub and flower borders, the rear garden is enclosed by timber panelled fencing and brick wall



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