

**NEW INSTRUCTION**



## YARDLEY GOBION

Warren Road, Yardley Gobion, Towcester, NN12



**DAVID COSBY**  
ESTATE AGENTS



# Yardley Gobion

Warren Road, Yardley Gobion, NN12

Total GIA (Gross Internal Area) | Approx. 60 sqm (646 sqft)



2 Bedrooms

1 Reception

1 Bathroom

## Features

- Semi-detached two-bedroom bungalow
- Offering scope for refurbishment and improvement
- No onward chain
- Established village setting in Yardley Gobion
- Generous plot with front, side and rear gardens
- Rear garden extending to over 50 ft
- Sitting room with front garden aspect
- Kitchen with pantry
- Rear lobby/store with side access

## Description

A rarely available semi-detached bungalow occupying a generous plot with front, side and rear gardens, situated within the well-regarded village of Yardley Gobion. Set back from Warren Road behind established privet hedging, the property enjoys a mature and private setting with lawned gardens to both the front and side, together with an unusually large rear garden extending to over 50 ft. The external spaces include established planting, patio areas and gated side access, offering considerable potential for landscaping and improvement.

Internally, the bungalow provides practical single-storey accommodation comprising an entrance hall, front-facing sitting room, kitchen with pantry and former airing cupboard, rear lobby/store, two bedrooms and a wet room. The property retains a number of original mid-century features and proportions, while floors throughout have largely been stripped back in preparation for refurbishment.

The property is now in need of comprehensive modernisation and improvement and is offered for sale as seen, presenting an opportunity for purchasers to refurbish and reconfigure to suit individual requirements, subject to any necessary consents.

**A TWO-BEDROOM SEMI-DETACHED BUNGALOW  
WITH GENEROUS GARDENS, OFFERING EXCELLENT  
SCOPE FOR REFURBISHMENT WITHIN THE POPULAR  
VILLAGE OF YARDLEY GOBION.**



# The Property

## Entrance Hall

The main entrance hall is entered via a part-glazed panel-effect front door with a three-bar locking mechanism. Floor finishes throughout the property have recently been stripped back, ready to receive new coverings. Timber flush doors provide access to the principal reception room, two bedrooms, bathroom and kitchen. A ceiling hatch provides access to the roof void.

## Sitting Room

Positioned to the front left-hand side of the property, the sitting room has a four-section double-glazed casement window overlooking the front garden. The room retains perimeter picture rails. The original 1950s fireplace has been removed from its fixings and is ready for disposal, allowing scope for a replacement fireplace or alternative focal point.

## Kitchen

The kitchen is positioned to the rear left-hand side of the property, with a three-unit window overlooking the rear garden. It is fitted with a range of base and wall units, roll-top work surfaces and a stainless-steel sink and drainer with chrome pillar taps set beneath the window. The floor is finished with vinyl tiles. A former airing cupboard retains slatted pine shelving, providing useful laundry storage, while a separate pantry includes shelving, a fixed double-glazed window and a concrete cold shelf. This area also houses the wall-mounted gas-fired boiler, electric meter and consumer unit. A part-glazed door opens to the rear lobby and store.

## Rear Lobby and Store

The rear lobby provides convenient side access and connects directly with the kitchen. The adjoining store is of facing brick construction with painted internal finishes and a corrugated asbestos cement roof. The store is accessed by a part-glazed door and has a three-unit double-glazed window overlooking the rear aspect. There is also a base unit with plumbing for a washing machine.



# The Property

## Bedroom One

A good-sized double bedroom positioned to the front right-hand side of the property, with a three-section double-glazed casement window overlooking the front garden. The floor has been stripped back ready to receive new coverings.

## Bedroom Two

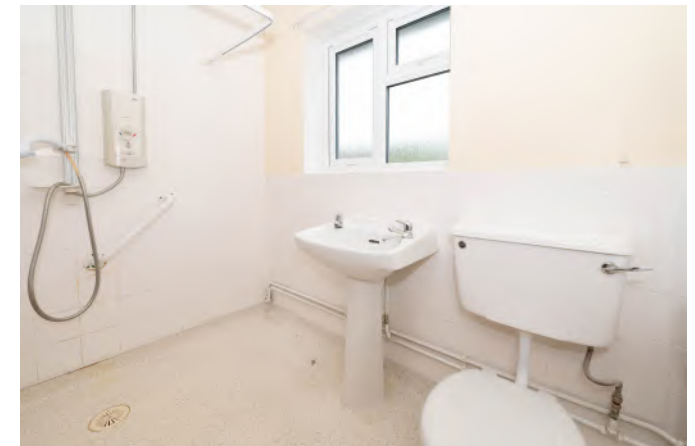
Positioned to the rear right-hand side of the property, Bedroom Two is a single bedroom with a three-section window overlooking the rear garden. The room has neutrally decorated walls and offers potential for continued use as a bedroom, study or hobby room.

## Wet Room

Positioned to the rear of the property, the wet room has a three-unit frosted casement window providing natural light and ventilation. Fittings comprise a WC with low-level cistern, pedestal wash hand basin with chrome pillar taps, and a wet room shower area with recessed gully, full-height ceramic tiling and wall-mounted electric shower. The remaining walls are finished in neutral emulsion, with mechanical extract ventilation installed. Heating is provided by a fixed radiator, supplemented by a wall-mounted electric heater.

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## Grounds

### Front Aspect

The property is set back from Warren Road behind a well-tended privet hedgerow, with a picket gate opening into the front garden. The garden is laid principally to lawn, with established perimeter planting including hydrangea, lavender and rose. A pathway leads through the garden to the recessed entrance porch and traditional panelled front door. Gated access is provided to the side and rear gardens.

### Side and Rear Aspects

The side garden includes a lawned area with further privet hedgerow boundaries and a pathway leading to the side access door. There is also a hardstanding area suitable for bin storage and, subject to requirements, a small storage shed. The rear garden is generous for a property of this type, and extends to over 60 ft, with a large patio area adjacent to the rear of the house and a good-sized lawn interspersed with established shrubs. A pathway continues towards the far end of the garden. The perimeter boundaries comprise concrete posts with wire fencing.



## Location

Yardley Gobion is an established Northamptonshire village situated between Towcester and Milton Keynes, offering rural surroundings and convenient access to wider regional centres. The village lies just off the A508, with good road connections to the A5 and M1, making it well placed for commuting and day-to-day travel requirements.

The village has a traditional residential character, with a mixture of period cottages, post-war housing and later infill development arranged around a network of quiet lanes and green spaces. Local amenities include a village shop, public house, primary school, parish church and community facilities, contributing to a well-supported village environment.

The nearby market town of Towcester provides a wider range of shopping, leisure and educational facilities, while Milton Keynes offers extensive retail, commercial and mainline rail connections, including regular services to London Euston. The surrounding area also benefits from attractive countryside walks and access to the nearby Grand Union Canal corridor.

Warren Road is a predominantly residential setting within the village, comprising mainly established bungalows and houses of similar age and scale.

## Property Information

**Local Authority:** West Northamptonshire Council

**Services:** Water, Drainage, Gas, & Electricity

**Council Tax:** Band B    **EPC:** D    **Tenure:** Freehold

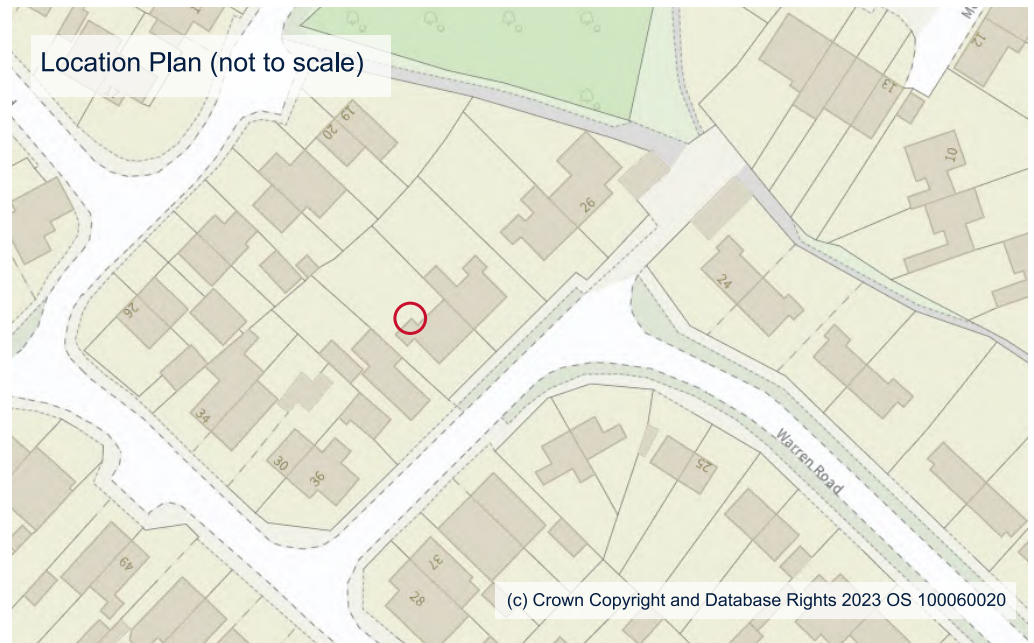
**Broadband:** Ultrafast Broadband Available - 1000Mbps Download

**Heating:** Gas fired combination boiler providing hot water and central heating

### Important Notice

*Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale. Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon.*

**This property is a Housing Association disposal and is sold as seen; a full survey is strongly recommended prior to submitting an offer. Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is £25 per person.**



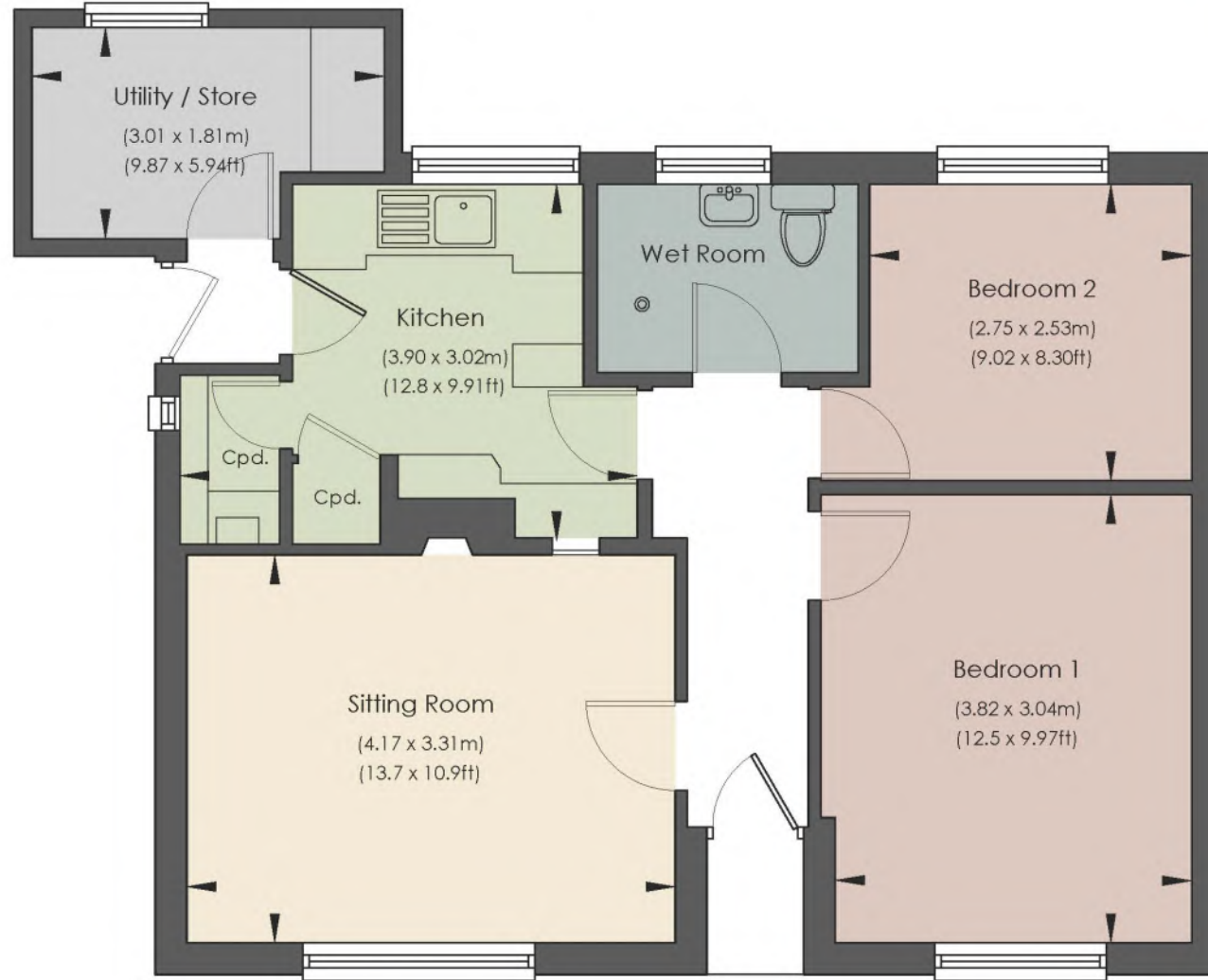
# Warren Road, Yardley Gobion, Towcester, NN12 7TR

Approximate GIA (Gross Internal Area) = 60 sqm (646 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 60 sqm (646 sqft)



**YARDLEY GOBION**

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