

## 9 Birchvale Court, Desborough, NN14 2UY



**£220,000**

Very nicely presented by its current owners, this modern semi detached property sits on a generous South-facing corner plot, providing scope to extend or add a garage at the side (subject to all necessary planning consents). Ideal for first time buyers or investors, the property also enjoys a pleasant cul-de-sac location in Desborough town, convenient for it's wide range of local amenities. Accommodation briefly comprises hall, lounge/diner, kitchen, two bedrooms with a dressing/study area to the master & a bathroom. Outside, there are front & rear gardens & a gravelled driveway for two cars.

*Service without compromise*

## Entrance Hall



UPVC double glazed opaque front entrance door. Alarm control panel (system not tested). Laminate floor. Radiator.

## Lounge Diner 18'6" x 11'9" (5.64 x 3.58)



UPVC double glazed window to front. UPVC double glazed French doors to rear. Laminate floor. Under stairs cupboard. TV point. Dado rail. Radiator.



**Kitchen 7'5" x 7'4" (2.26 x 2.24)**



UPVC double glazed window to rear. Fitted with a range of gloss faced wall and floor mounted units. Cupboard housing Worcester combi boiler refitted in 2021. Stainless sink with mixer tap and drainer. Electric oven. Gas hob. Glass splash back. Extractor hood. Space and plumbing for washing machine. Space for fridge. Coving to ceiling.



## Landing

Loft access hatch. Airing cupboard.

**Bedroom One 11'9" x 9'7" (3.58 x 2.92)**



UPVC double glazed window to front. Built-in wardrobe. Radiator. Opening through to dressing area.



**Dressing/Study Area 6'6" x 5'8" (1.98 x 1.73)**

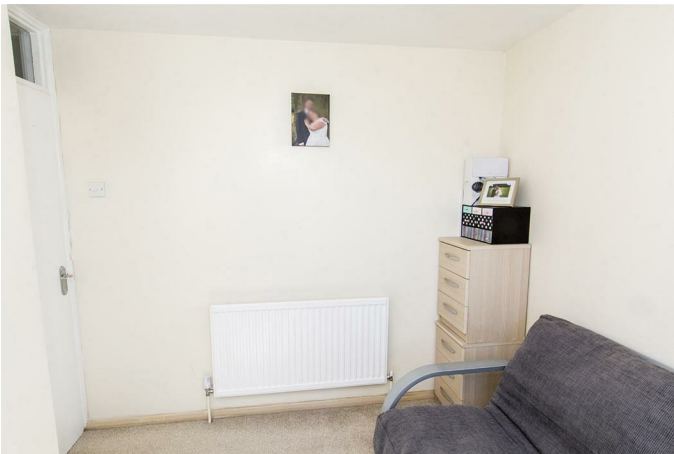


With sloping ceiling.

## Bedroom Two 8'7" x 7'8" (2.62 x 2.34)



UPVC double glazed window to rear. Radiator.



## Bathroom



Opaque UPVC double glazed window to rear. White

three piece bathroom suite comprising WC, wash hand basin and panelled bath with electric shower over and glazed shower screen. Heated towel rail. Tiled walls.



## Front

Lawned front garden. Gravelled driveway for two cars. Paved pathway to front entrance door with entry canopy over. Gated side access.

## Rear Garden



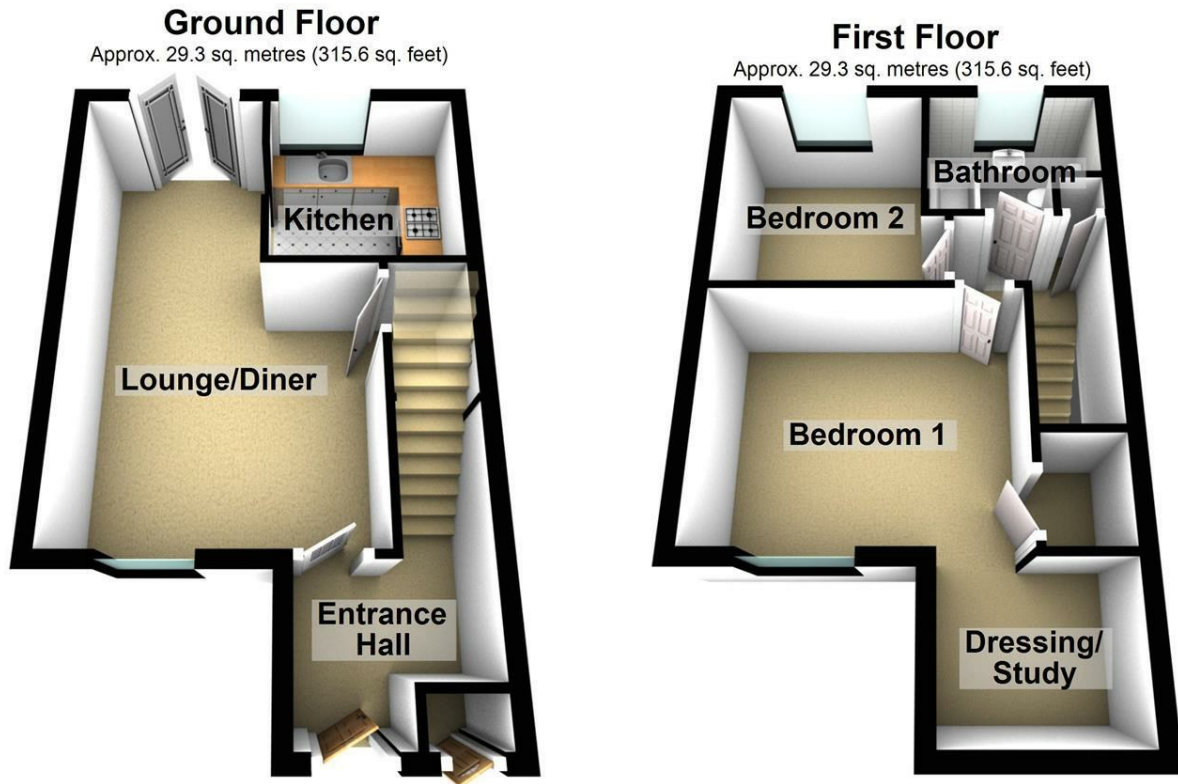
Facing a Southerly direction. Mainly laid to lawn with paved area and timber fencing (left hand side replaced in 2022).



### Note For Prospective Purchasers

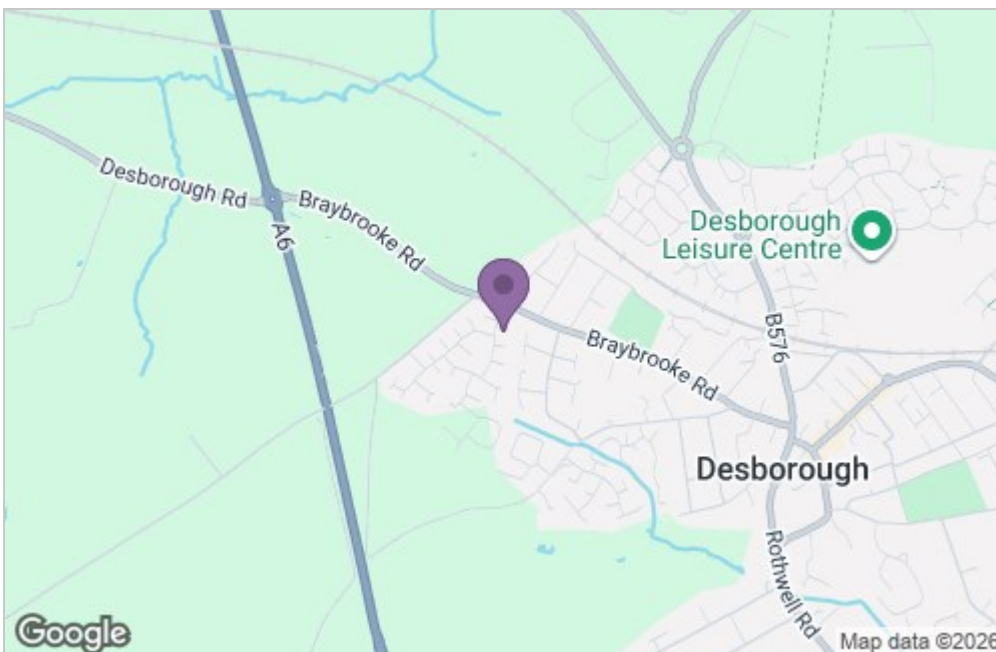
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

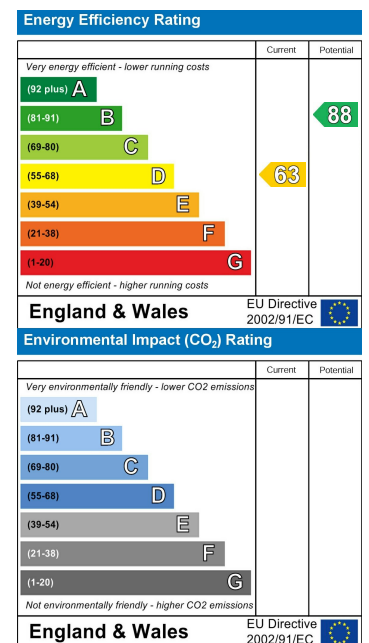


Total area: approx. 58.6 sq. metres (631.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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