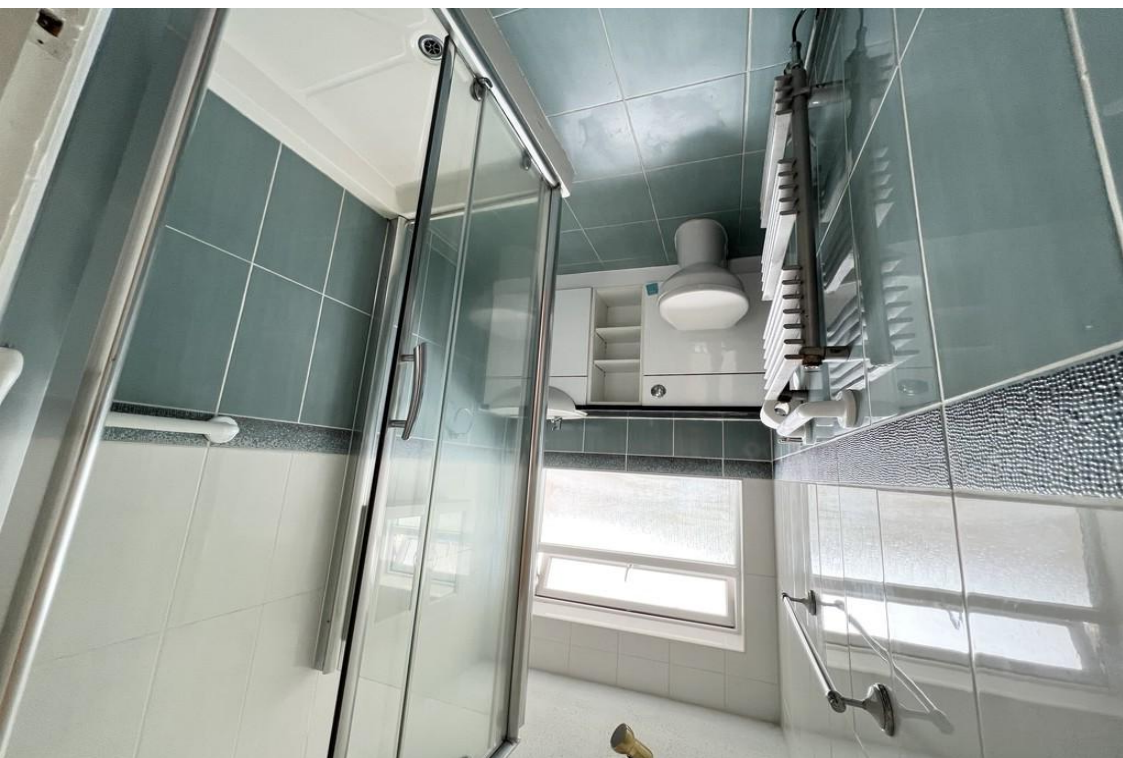


These particulars have been carefully prepared so as to comply with the property misdescription act 1991 and to give a fair overall description of the property. It was not possible to test the working order of any services, equipment or facilities and prospective purchasers should satisfy themselves on such matters. The photographs are given in good faith and are not to be relied upon as being a statement or representative of fact. There is nothing in these particulars that shall be deemed to be a statement or representative of fact.



10 Valley Close, Brackley, NN13 7DE
Offers in Excess of £350,000



10 Valley Close, Brackley, NN13 7DE

Offers in Excess of £350,000

We are delighted to offer 'For Sale' with no onward chain, this rarely available detached bungalow occupying a generous size corner plot within 0.4 miles of town centre. Featuring two separate reception rooms, conservatory and extensive driveway parking. *Video Tour Available*

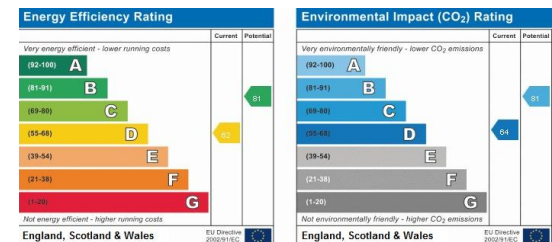
From the entrance hall, doors lead to the adjoining rooms. The living room has a large double-glazed window to the front aspect with open access leading to the second reception room with an ornamental fireplace providing the central focal point of the room. The kitchen has a range of fitted units together with a built-in oven and hob. A rear door opens into a large conservatory with double glazed windows and casement doors. There is also a separate utility room with plumbing for a washing machine and spaces for appliances.

There are two well proportioned bedrooms and a three-piece shower room suite.

Outside to the front of the property is an extensive driveway providing off road parking for numerous vehicles. The rear and side gardens are fully enclosed and offer a high degree of sedusion. Predominately laid to lawn with a large workshop and gated side access.

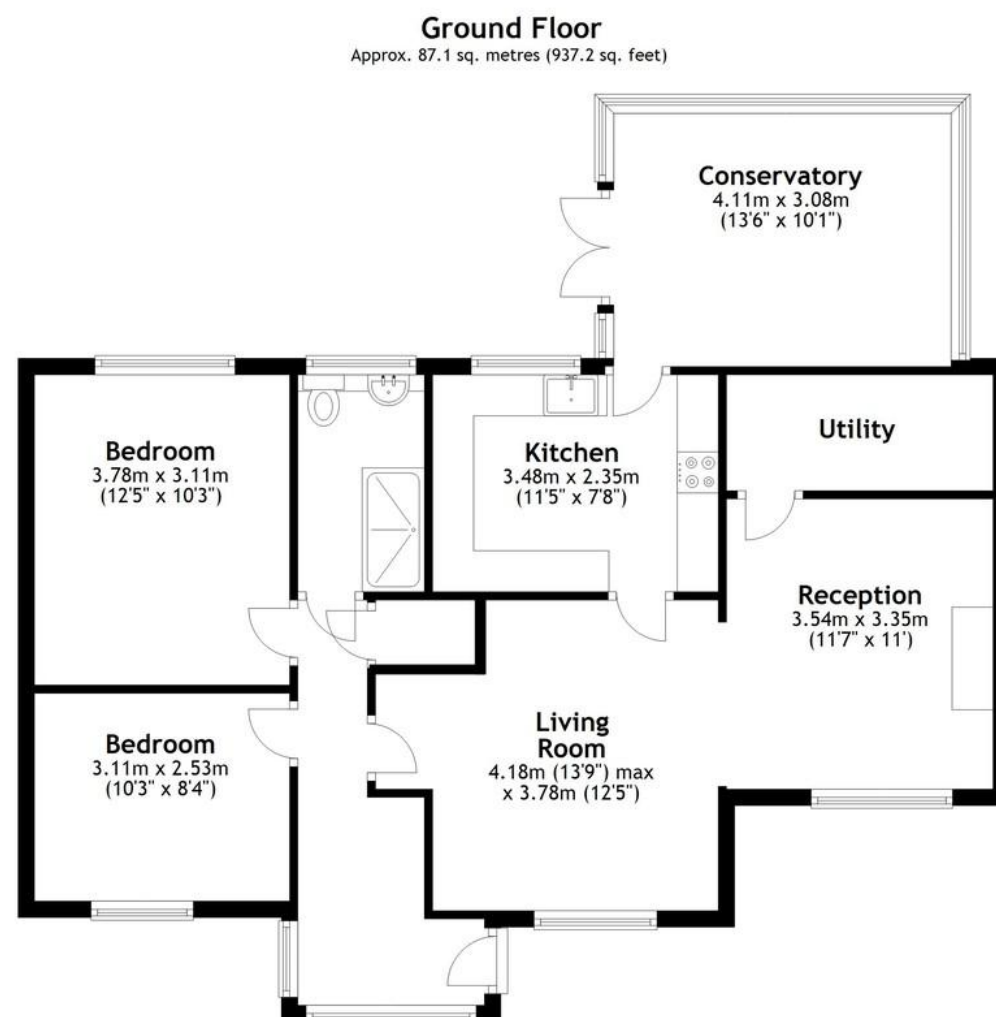
ADDITIONAL INFORMATION:

- Council Tax Band: C (West Northants Council)
- EPC Rating: D
- Tenure: Freehold
- Stamp Duty Calculator - <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>



VIRTUAL VIEWING Please note that there is a video tour available for this property. Please contact Davies & Partners on 01280 702867 or via e mail – property@daviesandpartners.co.uk and we will send you the web-link.

ANTI-MONEY LAUNDERING REGULATIONS: Estate Agents are now required to carry out Customer Due Diligence on all prospective purchasers. At offer stage we will require proof of ID and address from the prospective purchaser.



Total area: approx. 87.1 sq. metres (937.2 sq. feet)
10 Valley Close

