



31 Alledge Drive  
Woodford, Northants NN14 4JQ



**Simpson & Partners**





Offered to the market with NO CHAIN. This well presented two bedroom semi detached bungalow is situated on the outskirts of the sought after village of Woodford with open countryside views and a short walk into the village where you will find many amenities. Further benefits include ample off road parking and private rear garden. Enter the property into the hallway with doors leading to: two bedrooms set to the front of the property, shower room with corner shower and fitted units incorporating wc and wash hand basin, living room with feature fireplace and patio doors leading out to the rear garden. The kitchen is fitted with a range of wall and base units with door to rear garden, space for oven, space and plumbing for washing machine and under counter fridge and freezer. Externally to the front is a large block paved driveway providing ample off road parking, double gates lead to the rear garden is low maintenance laid to patio with feature pond and pergola over, timber shed and arbour. Viewing is highly recommended to appreciate the location of this lovely bungalow.



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1

Price £249,995



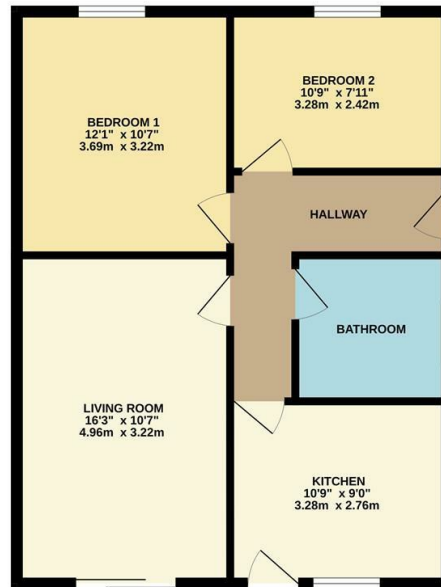




Woodford is a small village with shop, pub, school, doctors etc. Lovely countryside walks and close to the market town of Thrapston offering many more facilities. The new Rushden Lakes development is approximately 20 minutes drive offering many recreational facilities to include, shops, restaurants, cinema and countryside walks. Ideally located for the A14/A45 major road network links.



GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.  
Made with Metrepack (2024)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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