



Roydiss, Preston Road, Woodford Halse, Northamptonshire, NN11 3SX
£380,000 Freehold

A rarely available three bedroom detached bungalow located on the edge of Woodford Halse. The bungalow was extended around ten years ago to create a 20'9 x 17'7 sitting room and primary bedroom with en-suite. Full accommodation; entrance hall, triple aspect sitting room, dining room and kitchen/breakfast room. Three bedrooms, one with en-suite and a separate family bathroom. Outside there is a gravel driveway and a wrought iron gate with hedges either side. The rear garden is mainly laid to lawn with countryside views. Roydiss would benefit with some updating throughout. EPC: E. Council Tax Band: B.

Three Bedroom | Detached Bungalow | Located On The Edge Of The Village | Requires Updating | Extended Ten Years Ago | Off Road Parking

modern marketing · traditional values

ENTRANCE

Entrance via a half glazed door to:

HALL

uPVC double glazed window to front and rear elevation. Laminate flooring. Half glazed door to rear elevation. Access to loft. Panelled door to bedroom and glazed doors to inner hall and sitting room.

INNER HALL

Laminate flooring. Electric storage heater. Doors to bathroom and kitchen/breakfast room.

SITTING ROOM 5.36m x 6.32m (17'7 x 20'9)

A triple aspect room with uPVC double glazed windows to side elevations and uPVC double glazed doors to rear elevation. Two radiators. Wall light points.

KITCHEN/BREAKFAST ROOM 5.54m x 2.59m (18'2 x 8'6)

Two uPVC double glazed windows to rear elevation. Radiator. Fitted with a range of wall, base and drawer units. Stainless steel sink with taps. Laminate flooring. Plumbing for washing machine and space for further white goods. Space for dining table. Sliding glazed door to dining room and panelled door to bedroom three.

DINING ROOM 3.23m x 3.20m (10'7 x 10'6)

uPVC double glazed window to front elevation. Radiator. Television aerial point. Tiled fireplace. Vaulted ceiling. Ddoor to bedroom two.

BEDROOM ONE 5.05m x 3.78m (16'7 x 12'5)

uPVC double glazed window to side elevation. Radiator. Deep cupboard. Door to:

EN-SUITE 2.26m x 2.11m (7'5 x 6'11)

uPVC obscure double glazed window to front elevation. Three piece white suite comprising low level WC, pedestal wash hand basin and corner shower cubicle with Triton power shower. Tiled splash backs. Extractor fan.

BEDROOM TWO 3.07m x 3.20m (10'1 x 10'6)

uPVC double glazed window to front elevation. Radiator. Vaulted ceiling. Wall light point. Fitted wardrobes and dressing table.

BEDROOM THREE 3.78m x 2.59m (12'5 x 8'6)

uPVC double glazed window to side elevation. Radiator.

BATHROOM 2.21m x 2.03m (7'3 x 6'8)

uPVC obscure double glazed window to front elevation. Radiator. Three piece suite comprising low level WC, pedestal wash hand basin with chrome shower mixer taps and bath. Tiled splash backs. Electric heated towel rail. Airing cupboard with gas boiler (LPG - serviced annually) and hot water cylinder.

OUTSIDE

FRONT

Gravel driveway providing off road parking. Wrought iron gate leading to front entrance.

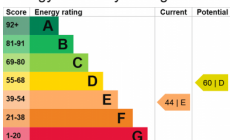
REAR GARDEN

Paved patio with retaining low level wall. Remainder of the garden is mainly laid to lawn with a variety of shrubs and hedges. Pedestrian access to side and gate leading out of the rear.

DRAFT DETAILS

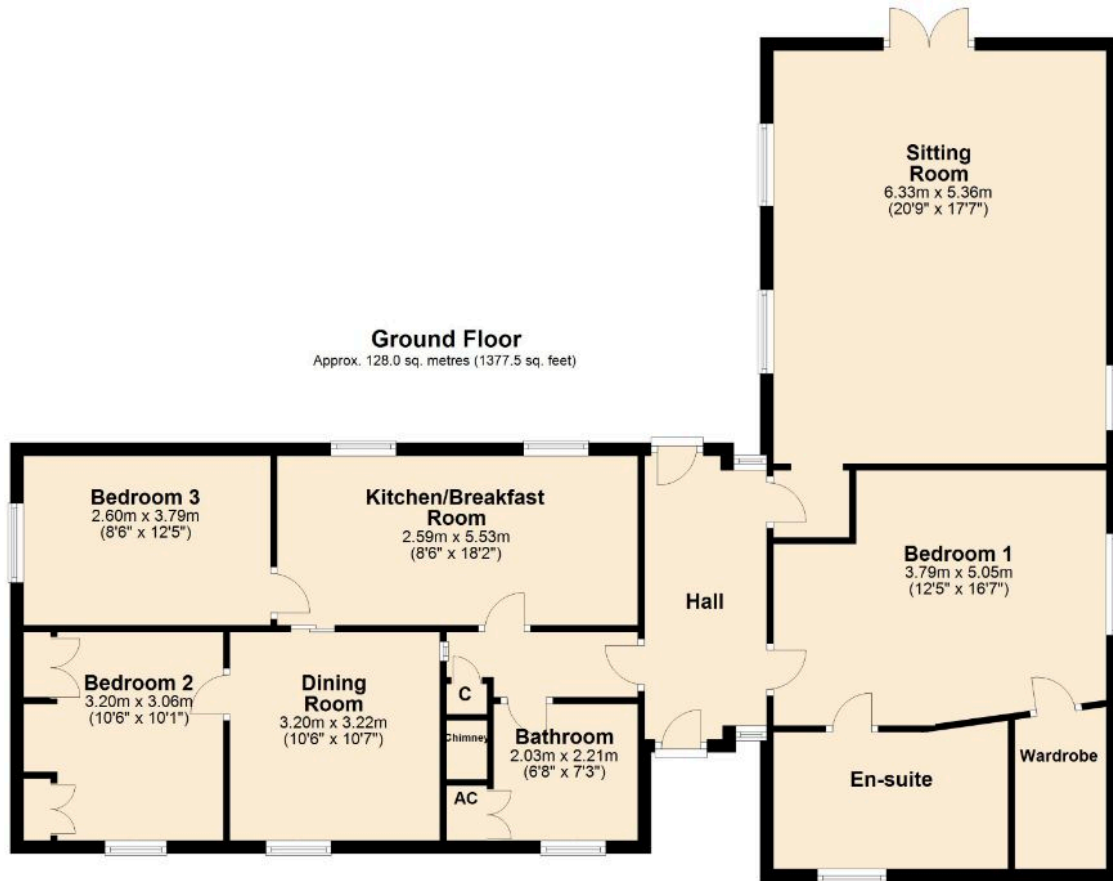
At the time of print, these particulars are awaiting approval from the Vendor(s).

Energy Efficiency Rating

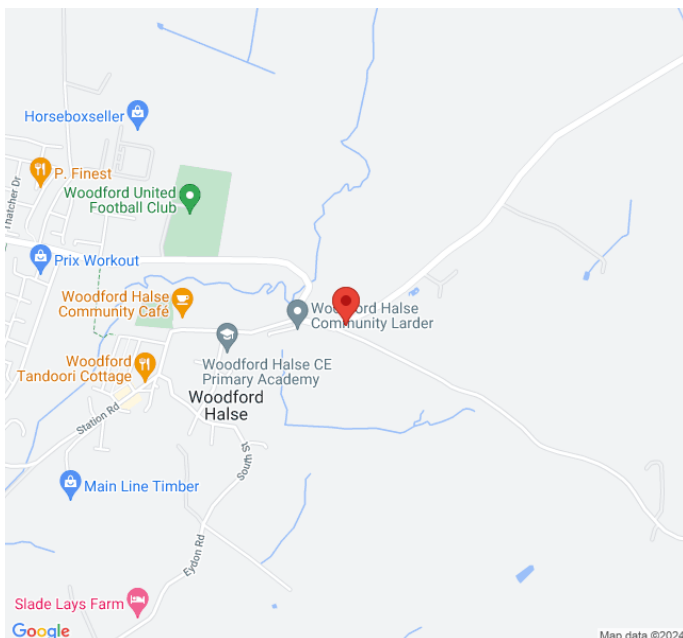


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Roydiss, Preston Road, Woodford Halse, Northamptonshire NN11 3SX
£380,000 Freehold



Total area: approx. 128.0 sq. metres (1377.5 sq. feet)



LOCAL AREA INFORMATION

Woodford Halse village is situated approximately 10 miles southwest of Daventry and 15 miles northeast of Banbury. The village is one of three in the parish of Woodford cum Membris, the others being Hinton and West Farndon which are separated from Woodford Halse by the infant River Cherwell. Within Woodford Halse itself is an abundance of local amenities including primary school, pharmacy, newsagent, small supermarket, butcher, grocer, takeaway food, post office, garage and MoT centre as well as a variety of local community groups, clubs and societies. Its position also renders it popular with commuters as it lies directly between the M1 and M40 motorways with rail services also being accessible from both Banbury and Northampton stations.

Roydiss, Preston Road, Woodford Halse, Northamptonshire NN11 3SX
£380,000 Freehold

