



39 Station Road, Helmdon, Brackley, NN13 5QT
£315,000 Guide Price

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Property Lettings





A three bedroom village home.

**Entrance hallway | Living room | Kitchen/breakfast room |
Utility room | Three good size bedrooms | Bathroom |
Pleasant rear garden | Village location | Double glazed | Oil
fired central heating**

Located in the ever popular village of Helmdon is this three bedroom mid terraced home presented in good order throughout. The property benefits from living room, kitchen/breakfast room, utility room, three good size bedrooms, bathroom and pleasant rear garden.

Ground Floor

Covered porch.

Composite front door.

Entrance hall: Radiator. Stairs rising to first floor.

Living room: Spacious room with large double glazed window to front aspect. Radiator. Open fireplace with brick surround.

Kitchen/breakfast room: Range of base and eye level units with laminate worktop. Built-in stainless steel sink unit. Space and plumbing for dishwasher. Range cooker with built-in extractor hood above. Built-in fridge/freezer. Tiling to splashback areas. Double glazed window overlooking rear garden. Understairs storage cupboard. UPVC double glazed obscured window to rear aspect. Double glazed door leads to patio. Heated towel rail.

Utility room: Plumbing and space for washing machine and dryer. Space for chest freezer. Wall mounted metal fuse box. Wall mounted oil boiler.

First Floor

Landing: Access to all first floor accommodation. Radiator. Airing cupboard housing hot water tank. Double glazed window overlooking rear garden. Access to large loft which has additional insulation.

Bedroom three: Good size single bedroom. Double glazed window to front aspect. Radiator.

Bedroom two: Excellent size double bedroom with double glazed window overlooking rear garden. Radiator.

Bedroom one: Large double bedroom with two double glazed windows to front aspect overlooking green area. Two radiators. Laminate flooring.

Bathroom: Three piece white suite comprising of high level WC, wash hanbasin and panelled bath with electric shower over. Tiling to splashback areas. Heated towel rail. Double glazed obscured window to rear aspect.

Outside

Front: Pathway leading to front door. The rest is laid to lawn enclosed by hedging and low wall. Many properties in this street have created off road parking at the front, there is potential for off road parking for 4 vehicles, subject to planning permissions.

Rear garden: Patio area. Raised decked seating area, steps up to the garden which is mostly laid to lawn with flowers and shrubs. To the rear of the garden is a secondary seating area laid to gravel. Two sheds to the rear, one currently used as a workshop with power and light connected. The garden is enclosed mostly by fencing. Door in garden leads to utility room. Oil tank. Gated side access leads to front of the property.

Helmdon

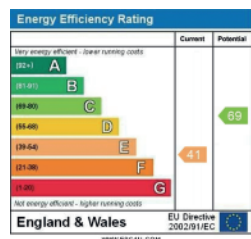
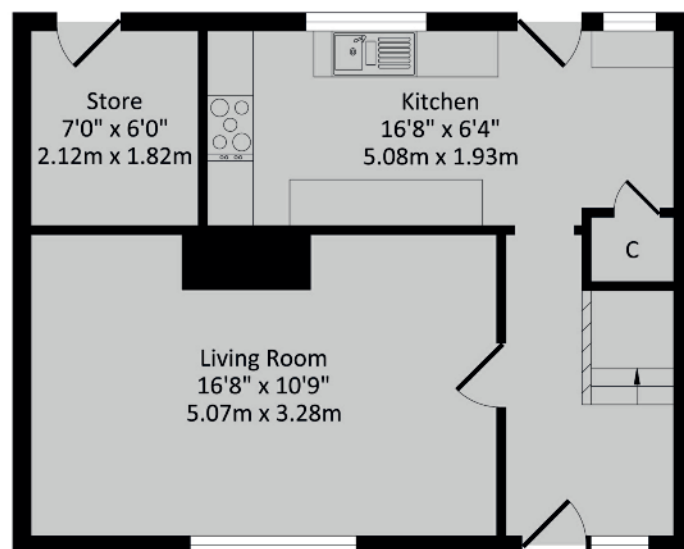
Amenities in the village include Parish Church, well-regarded primary school and public house. The village is approximately 11 miles from Banbury and 4 miles from Brackley with other neighbouring villages such as Greatworth, Culworth and Middleton Cheney offering further amenities such as shops, schools and public houses.

Services: All **Council Tax Banding:** B
Authority: South Northants Council

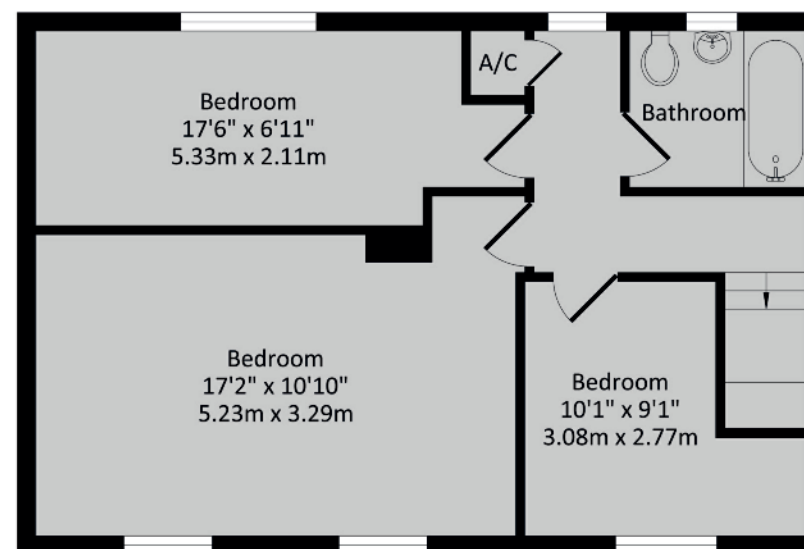




Ground Floor
 414 sq.ft. (38.50 sq.m.) approx.



First Floor
 498 sq.ft. (46.30 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 912 sq.ft. (84.80 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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Viewing: Through appointment with Stanbra Powell

