



\*\*\*BEAUTIFULLY PRESENTED FAMILY HOME\*\*\* DECEPTIVELY SPACIOUS FOUR STOREY TOWNHOUSE\*\*\*THREE RECEPTION ROOMS\*\*\*

Viewing is essential of this BEAUTIFULLY PRESENTED three bedroom Victorian townhouse which is laid out over four floors and located in the heart of this vibrant village close to amenities. Only once inside will you appreciate how deceptively spacious the property is, offering three reception rooms, LOVELY KITCHEN/ BREAKFAST ROOM, separate 10'7" UTILITY ROOM and three bedrooms. The property offers MANY CHARACTER FEATURES to include feature fireplaces, pine flooring and pine internal doors, further benefits include UPVC DOUBLE GLAZED WINDOWS AND DOORS, gas radiator heating and enclosed rear garden with decked seating area. Fast find- 13434 Energy Rating = D



fast find  
**13434**

Woodford Halse Office  
**01327 263333**

18 Station Road, Woodford Halse, Northamptonshire, NN11 3RB  
[villageproperty@tremaynes.co.uk](mailto:villageproperty@tremaynes.co.uk)



22 photos available  
on our Website



4 floorplans available  
on our Website

**£205,000**

38 Percy Road, WOODFORD HALSE



## Entered Via

Upvc double glazed door with outside courtesy light to one side

## Entrance Hall

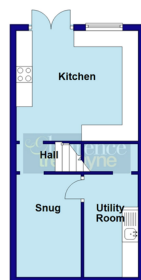
A naturally light hallway with a wooden topped bench storage suitable for shoes, opening through to dining room, pine door to lounge, stairs down to ground floor, smoke alarm.

## Dining Room 11'3" x 10'

reducing to 8'8" (3.43m x 3.05m)

A beautifully presented room with the focal point being a brick fireplace (not currently in use), Upvc double glazed window to

Ground Floor

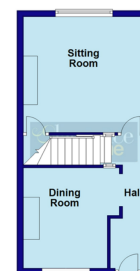


Total area: approx. 109.7 sq. metres (1181.2 sq. feet)

Second Floor



First Floor



Third Floor



front aspect, double panel radiator. Window opening to staircase to ground floor.

## Lounge 12'11" max x 11'11" (3.94m max x 3.63m)

Again a beautifully presented room which offers a warm and cosy feel, the focal point of the room is an open brick fireplace with tiled hearth, exposed wooden floor boards, Window opening onto staircase to ground level, Upvc double glazed window to rear aspect, pine door to stairs raising to second floor.

## Lower Ground Floor

## Kitchen 12'7" max x 11'4" (3.84m max x 3.45m)

A bright room with natural light flowing in from the Upvc double glazed window and Upvc double glazed french opening doors leading out to the garden. Having been re-fitted with a range of shaker style base units with two inset wine racks, with a block oak

work surfaces over, ceramic Butler sink with mixer tap over. Space for range cooker ( there is currently a Stoves range cooker which is available by separate negotiation) space for American style fridge/freezer (also available by separate negotiation) space and plumbing for dishwasher, tiling to water sensitive areas, wall mounted Worcester combination boiler. Inset down lighters, opening to snug.



**Snug 10'6" x 6'8" (3.20m x 2.03m)**

A versatile room that could also be used as an office, inset down lighters, deep skirting, laminate flooring, pine door leading to utility room.

**Utility Room 10'7 x 5'6" (3.23m x 1.68m)**

Stainless steel sink and drainer unit with mixer tap over, two base units with solid block oak work surfaces over, space and plumbing for washing machine, space for tumble dryer, inset down lighters, laminate flooring, under stairs storage cupboard with tiled



flooring.

**First Floor Landing**

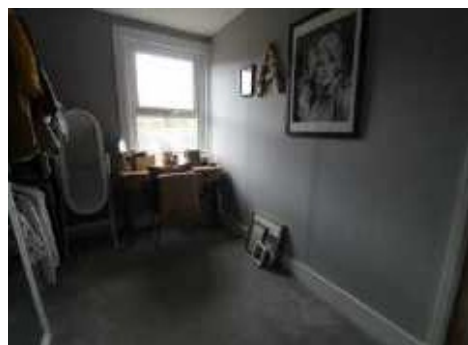
Pine doors leading to bedroom two, three and bathroom, and stairs rising to fourth floor.

**Bedroom Two 12'11" max x 11'5" (3.94m max x 3.48m)**

A lovely room with a feature cast iron ornamental fireplace, Upvc double glazed window to front aspect, double panel radiator.

**Bedroom Three 11'10" x 7'4" max (3.61m x 2.24m max)**

Upvc double glazed window to rear aspect, deep skirting.



Woodford Halse Office

**01327 263333**

18 Station Road, Woodford Halse, Northamptonshire, NN11 3RB

[villageproperty@tremaynes.co.uk](mailto:villageproperty@tremaynes.co.uk)

38 Percy Road, WOODFORD



## Bathroom

Refitted with a white three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, tiling to water sensitive areas, chrome heated towel rail over a single panel radiator, extractor, eye level under stairs storage cupboard.

## Second Floor

### Bedroom One 13'10" x 12'10" reducing to 10'5" (4.22m x

Occupying the whole of the top floor the room is given added character with sloping ceilings either side. Upvc double glazed

window to front aspect set in alcove. A further alcove ideal for a double bed, exposed wooden floor boards, storage in eaves, access to loft.

## Outside

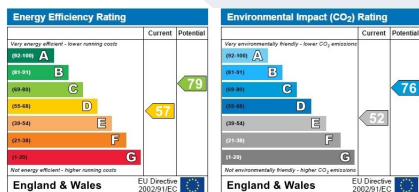
### Front

Paved with a tiled pathway to front door, brick built wall to front boundary.

### Rear

Stepping out from the kitchen onto a wood decked area which leads to the lawn and then onto a pebbled area. A brick built shed with wooden door, outside light, gated rear access, timber garden shed, log storage shed, outside tap all enclosed by timber panel fencing.

**Viewing strictly by appointment with the agent**



## Agents Disclaimer

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

## MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request.

"YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

Woodford Halse Office

**01327 263333**

18 Station Road, Woodford Halse, Northamptonshire, NN11 3RB

[villageproperty@tremaynes.co.uk](mailto:villageproperty@tremaynes.co.uk)

38 Percy Road, WOODFORD