

A BEAUTIFULLY PRESENTED TWO BEDROOM END OF TERRACED PROPERTY situated in the popular village of Woodford Halse. The property would make an IDEAL PURCHASE for FIRST TIME or INVESTMENT BUYERS with accommodation briefly comprising entrance hall, kitchen, lounge, CONSERVATORY, two bedrooms and bathroom. Outside is a PRIVATE REAR GARDEN, SINGLE GARAGE and OFF ROAD PARKING for TWO CARS. The property also benefits from gas to radiator heating and Upvc double glazing. Fast Find 14035. EPC - C



fast find  
**14035**

Woodford Halse Office  
**01327 263333**

18 Station Road, Woodford Halse, Northamptonshire, NN11 3RB  
villageproperty@tremaynes.co.uk



15 photos available  
on our Website



2 floorplans available  
on our Website

**£215,000**

25 Laburnum Close, WOODFORD HALSE

## Entered Via

Composite door under storm porch into entrance hall.

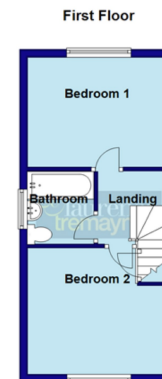
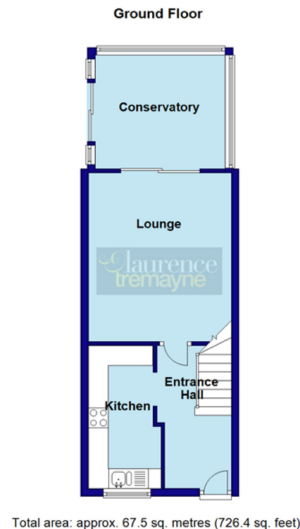
## Entrance Hall

Engineered oak flooring, stairs rising to first floor, radiator, telephone point, oak glazed door into lounge, doorway into kitchen.

## Kitchen 9'11" x 6'0"

(maximum dimensions)

Fitted with a range of eye and base level units with worksurfaces over and upstands, one and half bowl



stainless steel sink unit and drainer with mixer tap over, space for cooker with stainless steel extractor over, space and plumbing for washing machine, space for fridge/freezer, continuation of engineered oak flooring, radiator, Upvc double glazed window to front aspect.

## Lounge 14'0" x 11'9" (4.27m x 3.58m)

Continuation of engineered oak flooring, radiator, television point, Upvc double glazed sliding doors into conservatory.

## Conservatory 10'10" x 9'5" (3.30m x 2.87m)

Constructed of upvc double glazed windows built onto a low level brick wall to front and one side, to the other side is a frosted high level window, upvc double glazed roof, ceramic tiled floor, wall lights, upvc sliding double glazed patio doors to rear garden.

## Landing

Access to loft, doors to first floor accommodation.

## Bedroom One 11'9" x 8'10" (3.58m x 2.69m)

Upvc double glazed window to rear aspect, radiator.

## Bedroom Two 11'9" x 8'6" (maximum dimensions)

Upvc double glazed window to front aspect, cupboard housing





gas fired combination boiler and linen shelving, radiator.

### **Bathroom**

Fitted with a three piece suite comprising panel bath with rain shower over and separate hand held attachment, vanity wash hand basin and low level wc, full height tiling around bath and half height tiling to remainder of walls, chrome heated towel rail, tiled floor, spotlights to ceiling, frosted upvc double glazed window to side aspect.



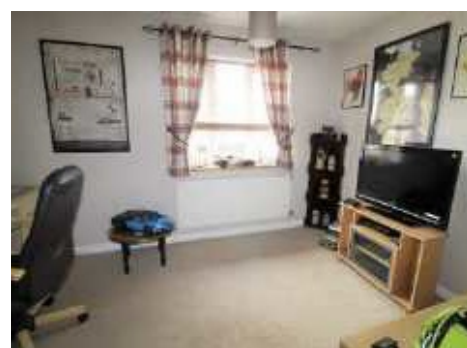
### **Outside**

#### **Rear**

A pleasant private rear garden which is mainly laid to lawn with decorative stone borders. A planted area sits in the corner and there is a decking area for seating and a personal door into the garage. The garden is enclosed by timber fencing.

#### **Front**

A blocked paved driveway allows off road parking for two cars and leads to a single garage with metal up and over door, eves storage and power and light fitted. Gated access to rear.



Woodford Halse Office  
**01327 263333**

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

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

25 Laburnum Close, WOODFORD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		92
81-91	B		
69-80	C		
55-68	D		
43-54	E		
35-42	F		
21-34	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
102-150	A		
81-101	B		
62-80	C		
43-61	D		
25-42	E		
11-24	F		
1-10	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

**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)

25 Laburnum Close, WOODFORD