



37 Sidney Road, Woodford Halse, Northamptonshire, NN11 3RP

**DEBBIE COX**  
Your personal estate agent exp **uk**



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Northamptonshire, NN11 3RP

**Guide Price: £220,000**

A three bedroom Victorian terrace property situated close to local amenities and the ever popular Woodland walks. Recently re-painted in neutral décor throughout, this property offers a blank canvass for any potential buyers or property investors. The property also benefits from a new roof replaced in 2019, a damp proof course in 2024 with a 20 year warranty and a new gas central heating boiler fitted in 2020. OFFERED WITH NO UPWARD CHAIN (Property Ref DC1031)

## FEATURES

- Victorian Terrace House
- Accommodation over 3 Storeys
- 3 Bedrooms, Family Bathroom
- Recently Re-Decorated
- Roof Replaced within Last 8 Years
- Damp Proof Course with Guarantee
- UPVC Doors & Double Glazed
- Gas Central Heating Throughout
- NO UPWARD CHAIN

## VIEWINGS

Strictly by appointment only. Please contact Debbie Cox on 0777 301 7523.





## Property Highlights

With accommodation over three storeys, this property is offered in good condition throughout and has recently been re-decorated. The current owner has undertaken improvements to include some replacement double glazed windows, new front door (replaced 2023 with 10 year warranty), gas central heating boiler replaced in (2020), new main roof (completed in 2019) & damp proof course (March 2024 with a 20 year warranty). This property is ideal for buyers looking to put their stamp on a property or property investors.

## GROUND FLOOR

### Sitting Room

Double glazed window to front elevation and radiator. Exposed brick fire surround with tiled hearth. Access to an understairs storage cupboard.

### Dining / Breakfast Area

Double glazed window to rear elevation. Cupboard housing gas boiler with shelving under. Original fireplace with tiled hearth, radiator. Door leading to stairs rising to first floor.



## Kitchen

UPVC door to rear elevation providing access to the rear garden. Double glazed window to side elevation. Fitted with base and eye level units with worktop surface over incorporating one and half bowl sink unit. Space for oven and space for tall fridge freezer.

## FIRST FLOOR

Stairs rising to the first floor give access to two bedrooms and the bathroom. An understairs storage cupboard provides additional storage space. A door leads to a further set of stairs rising to the third bedroom.

### Bedroom One

A light and airy room with two double glazed windows to the front elevation. Fitted wardrobes are set into the chimney recesses. Radiator.

### Bedroom Two

Double glazed window to rear elevation overlooking the rear garden. Feature fireplace with surround. High level storage cupboard, radiator.



## Bathroom

The bathroom is fitted with a wc, pedestal wash hand basin and a bath with electric shower over. There is an obscure glazed window to the rear elevation, extractor fan and the walls are mainly tiled.

## Bedroom Three

Bedroom three is accessed from a staircase leading from the first floor landing. Double glazed window to the front elevation and a Velux double glazed window to the rear elevation. Radiator. Access to eaves storage.

## OUTDOOR SPACES

### Front

A paved area to the front of the house provides space for bin storage. The front is enclosed by railing with a pathway leading to the front door.

### Rear

Immediately to the rear of the house is the original outside WC providing the potential for additional storage. There is a paved patio area to the rear of the house



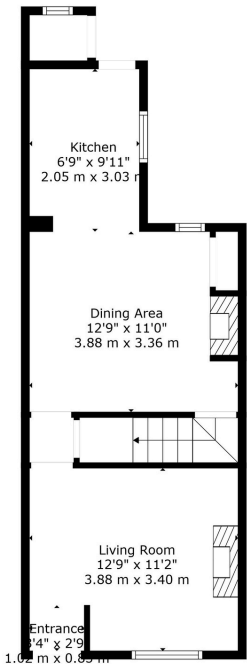
extending to the side. The remainder of the garden is retained by a wall, beyond which the garden is mainly laid to lawn with a pathway leading to the rear access and panelled fencing to boundaries.

LOCATION

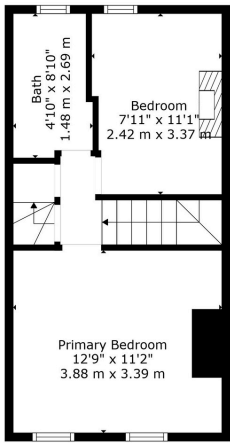
This property is situated in the heart of the village with ample local amenities including convenience shops, post office, chemist, community café, butchers, library, takeaways and a pub. There is a primary school, children’s nursery and many playgroups. The nearest Doctors surgery is situated in the neighbouring village of Byfield. There are also a variety of local community groups, clubs and societies and allotments.

This property is conveniently situated just a short walk to the popular village Great Central Woodland Walks and many countryside walks beyond, both within and on the outskirts of the village offering a variety of walking routes. The Alpaca trekking facility within the village has proven very popular!

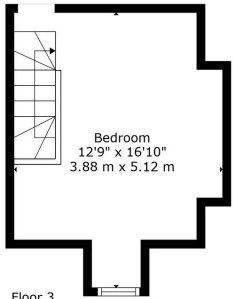
Popular with commuters, Woodford Halse is located conveniently for the A361 leading towards the market town of Daventry and the M1 motorway to the North and Banbury and the M40 motorway to the South. There are mainline railway stations at both Banbury (London 50 mins) and Rugby (London 57 mins).



Floor 1



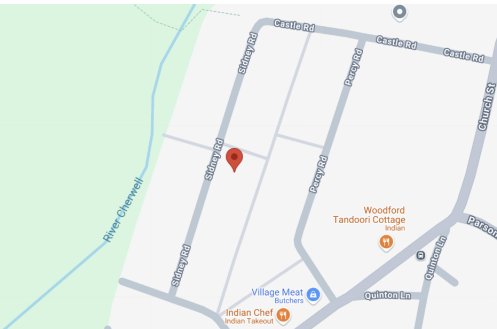
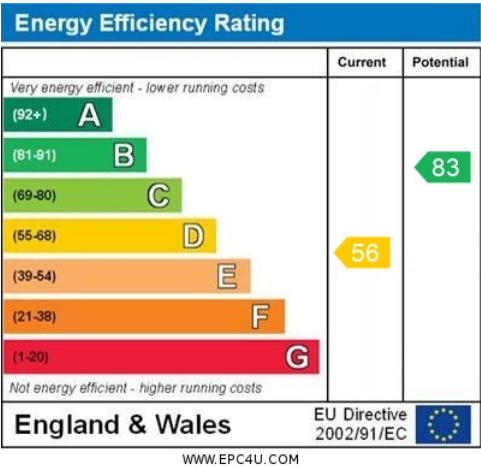
Floor 2



Floor 3

TOTAL: 902 sq. ft, 84 m2  
FLOOR 1: 405 sq. ft, 38 m2, FLOOR 2: 326 sq. ft, 30 m2, FLOOR 3: 171 sq. ft, 16 m2  
EXCLUDED AREAS: LOW CEILING: 6 sq. ft, 0 m2  
Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed

Local Authority - West Northamptonshire Council Tax Band - A



Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/9298-5091-6281-5321-8974> or contact the agent for a copy in PDF format.

DEBBIE COX  
Your personal estate agent exp UK

0777 301 7523  
debbie.cox@exp.uk.com  
debbiecox.exp.uk.com

