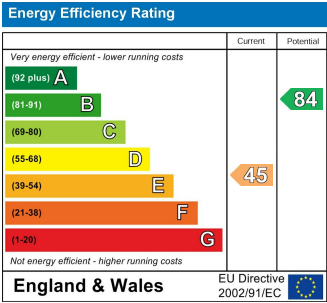


Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



17 Percy Road
Woodford Halse



17 Percy Road, Woodford Halse,
Northamptonshire, NN11 3RN

Approximate distances
Banbury 11 miles
Daventry 9 miles
Milton Keynes 24 Miles
Junction 11 (M40 motorway) 10 miles
Junction 12 (M40 motorway) 9 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A THREE BEDROOM VICTORIAN MID TERRACE HOME
SITUATED IN THE HEART OF THE POPULAR VILLAGE OF
WOODFORD HALSE CLOSE TO LOCAL AMENITIES

Entrance hall, lounge, dining room, kitchen, three
double bedrooms, family bathroom, UPVC double
glazing and a new Worcester combi gas boiler.
Energy rating E.

£190,000 FREEHOLD



Directions

From junction 11 of the M40 motorway take the A361 Daventry Road. Travel through the villages of Wardington, Chipping Warden and Byfield. On the far edge of Byfield turn right at the mini roundabout and follow the signs for Woodford Halse. Continue along the straight and take the right hand turning signposted for the village. Follow the main road through the village and having reached the shops take the second left hand turning into Percy Road. Follow the road around to the right and the property will be found on the left hand side. A "For Sale" board has been erected for ease of identification.

Situation

Woodford Halse is a larger than average village with a wealth of amenities including shops, public house, takeaway/restaurant and a primary school. It is well placed for travel being within approximately 20 minutes drive of the M40 at Banbury and M1 at Northampton. There is a regular bus service connecting with Daventry and Banbury.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- * Original period features.
- * The property is accessed via an entrance hall with wooden flooring and pine doors to the lounge and dining room.
- * A good size lounge to the front of the property with feature fireplace, wooden surround and tiled hearth and UPVC double glazed bay window to front aspect.
- * The dining room is fitted with wooden flooring and a feature fireplace with a door through to the kitchen.
- * The front reception room is separate and can be used as a fourth bedroom.
- * The kitchen is fitted with a range of base and eye level units with space for washing machine, fridge freezer , range cooker and dishwasher with a door out to the rear garden and a wall mounted New gas boiler.
- * The first floor has three double bedrooms with the rear bedroom having a double wardrobe. There is also a family bathroom which is fitted with a white suite with both a mixer shower and an electric shower over the bath.

- * A private south facing rear garden with access to the rear via a wooden gate with gravelled patio areas.
- * Potential to convert the loft, subject to planning permission (where required).

Local Authority
Daventry District Council. Council tax band B.

Viewing
Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: E
A copy of the full Energy Performance Certificate is available on request.