



49 Woodcote Avenue, Parklands, Northampton, NN3 6ER

HOWKINS &
HARRISON

49 Woodcote Avenue, Parklands,
Northampton, NN3 6ER

Guide Price £274,000

An established three bedroom linked detached house offered for sale with no upward chain located in the popular location of Parklands.

Features

- Detached family home
- Lounge
- Dining room
- Refitted kitchen
- Three bedrooms & bathroom
- South facing rear garden
- Single garage
- No upper chain



Location

Parklands is an established residential development situated some two to three miles east of the town centre with schooling for all age groups within the vicinity as well as a small parade of shops on Oulton Rise. Further shopping facilities can be found at Coppice Drive, access to Moulton Park, outer ring roads in turn to major link roads are also within a short distance.



Ground Floor

The accommodation is approached through a UPVC front door into an entrance porch and a door that leads into the lounge which has a UPVC window to the front of the house, wood effect flooring which continues into the dining room that has UPVC French doors onto the rear garden and stairs that rise to the first floor accommodation. The kitchen has been refitted with a range of cream facing high gloss cabinets, working surfaces incorporating a sink unit, gas hob, double oven and extractor fan, wall mounted boiler, tiles floor and a door to outside.

First Floor

The first floor has three bedrooms, two of which have fitted wardrobes and there is a family bathroom.

Outside

The front of the house is block paved offering off road parking leading to a single garage. The rear garden is mainly lawned enjoying a southerly aspect and enclosed by fencing.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel: 01604-823456

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

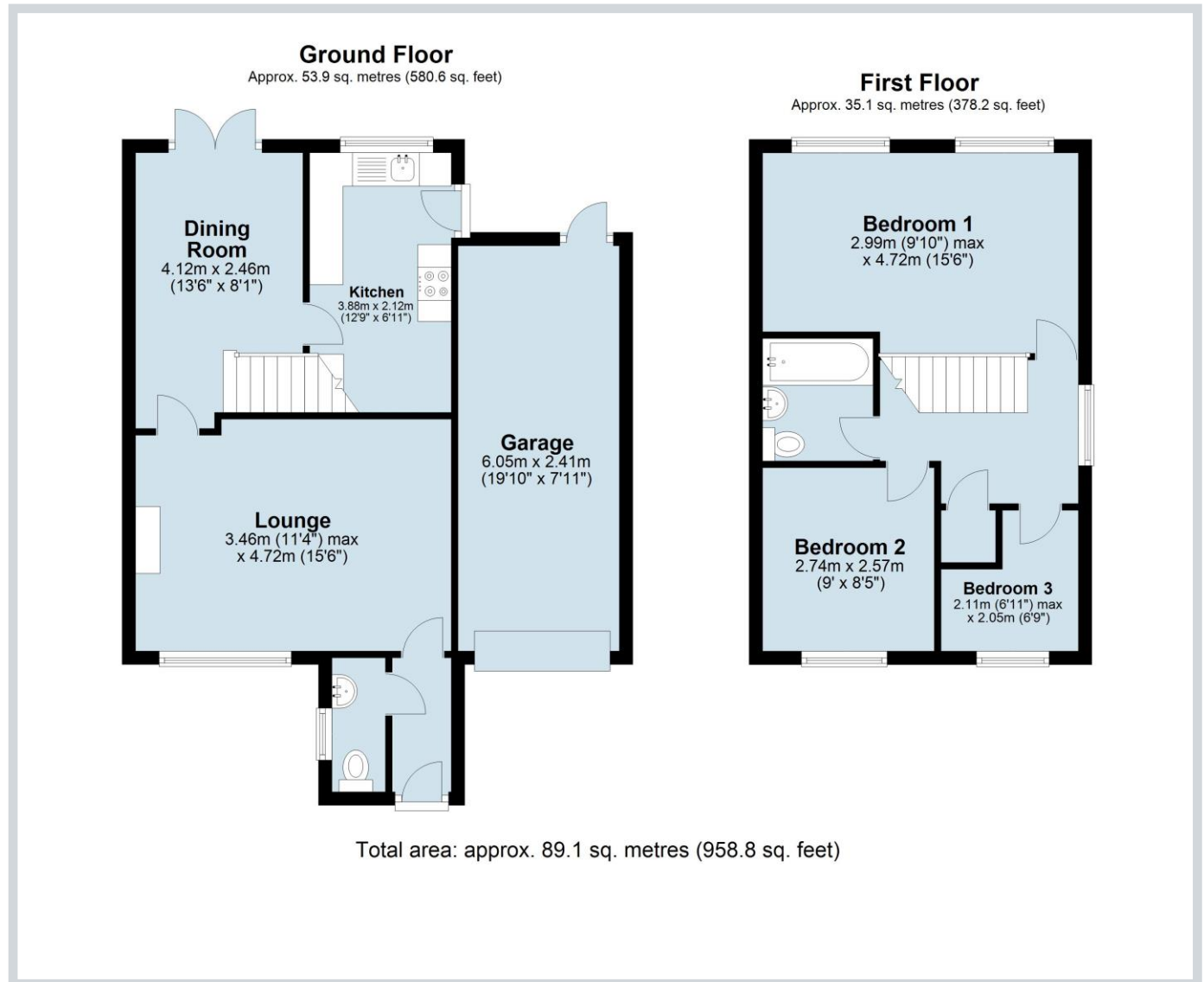
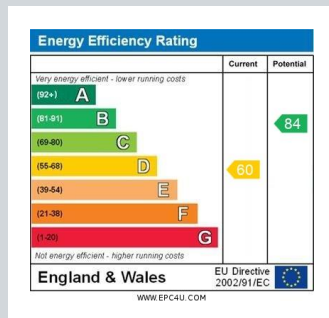
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council.

Tel: 0300-1267000

Council Tax Band- D



Howkins & Harrison

14 Bridge Street, Northampton, NN1 1NW

Telephone 01604 823456

Email property@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

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. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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