



22 Sidney Road, Woodford Halse,  
Daventry, Northamptonshire NN11 3RR

HOWKINS &  
HARRISON



## 22 Sidney Road, Woodford Halse, Daventry, Northamptonshire NN11 3RR

A three-bedroom three-storey Victorian mid-terrace property requiring total renovation in the heart of Woodford Halse.

For sale by Public Online Auction on  
Wednesday 12th June 2024 at Noon

### Features

- Three bedroomed Victorian Terrace
- Close to local amenities
- In need of renovation
- Garden and potential for offroad parking in rear
- No onward chain
- Nearby woodland walks

### Travel distances

- Daventry – 10 miles
- Banbury – 12.5 miles
- M40, Junction 11 – 11 miles
- M1, Junction 16 – 12.5 miles





## Situation

The property is located off Sidney Road in the village Woodford Halse.

Woodford Halse is a small, picturesque village nestled in the heart of the Northamptonshire countryside, located approximately 10 miles south of the Daventry and 12.5 miles north-east of Banbury. The village benefits from good community spirit and hosts various social events, such as the Annual Christmas Street Fair and Summer Boat Races.

Facilities and amenities include the historic St Mary the Virgin Parish Church, shops, restaurants, public houses, a football club, and the Woodford Halse CoFE Primary School. Woodford Halse is well positioned for a commuter with its excellent road links and a bus that runs hourly between Banbury and Daventry.

## Description

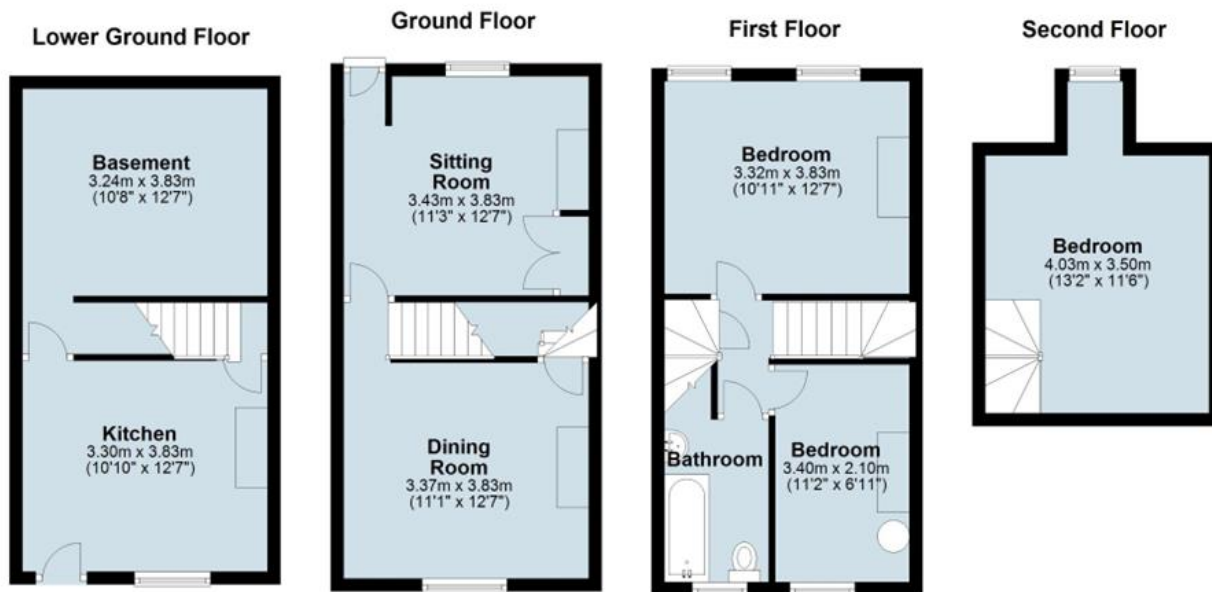
22 Sidney Road is a three-storey Victorian mid-terrace property with basement and in need of total renovation. There is small concrete area to the front of the property where the wheelie bins are stored and a garden to the rear with the potential for off-road parking.

## The Dwelling

The dwelling is of red brick construction with tile roof. The accommodation is provided over three floors and comprises:



Floor Plan  
Sidney Road, Woodford Halse, Daventry NN11



### Ground Floor

- Front door into sitting room (3.43m x 3.83m) fireplace and a window to the front of the property
- Dining room (3.37m x 3.83m) window to the rear of the property, fireplace and stairs up to the first floor

### Basement

- Kitchen (3.30m x 3.83m) with back door, Belfast sink and gas fireplace
- Basement (3.24m x 3.83m) with shelving

### First Floor

- Family bathroom (2.58m x 1.56m) sink, panel bath and WC
- Bedroom 2 (3.31m x 3.83m) with built-in wardrobe and window to front of the property
- Bedroom 3 (2.10m x 3.40m) window to rear of the property and water tank

### Second Floor

- Master bedroom (4.03m x 3.50m) window to the front of the property

### Outside

- To the rear of the property is a garden with vehicle access and outside WC. The garden is mainly laid to lawn.

### Tenure & Possession

The property is sold freehold with vacant possession.

### Rights

We are not aware of any rights of way, wayleaves or easements that affect or benefit the property.

### Services

The property benefits from mains water, electricity, and drainage connections.



## Services (cont.)

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

## EPC Rating

The property has an E Energy Performance Certificate, valid until 9<sup>th</sup> July 2033, with the potential for a B Rating.

## Council Tax

22 Sidney Road is within Council Tax band A with the amount payable for 2023/2024 being £1,486.25.

## Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

## Anti Money Laundering Regulations

Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer for a property, please be aware of this and have the information available.

## Auction Terms

The property is for sale by online auction. All details, terms, conditions, and contract pack are available on our website.



## Online Auction Access

Please visit the Howkins & Harrison website ([howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)), click 'Auctions' in the main heading menu then 'Online Auctions'. To bid; click 'Register' and verify your email address. The purchaser is subject to the following payments upon exchange: £5000 (incl VAT) is taken from the registered card and is apportioned as follows: Auctioneers Buyers Premium - £1,800 (inc VAT), Auction Platform Fee - £1,800 (inc VAT), £1,400 towards deposit.

The remainder of the 10% deposit of the purchase price is due by 12 noon the next working day.

The purchaser is subject to the following payments upon completion: balance of the purchase price, search fees to a maximum of £288 (inc VAT), administration fee - £480 (inc VAT).

## Viewing

Strictly by prior appointment only via the selling agent  
Howkins & Harrison. Contact Tel: 01788 564680.

## Vendors Solicitor

Laura Taylor, Lodders, Stratford Upon Avon  
[laura.taylor@lodders.co.uk](mailto:laura.taylor@lodders.co.uk)  
01789206949

## Local Authority

West Northamptonshire Council – Tel. 0300 126 7000.

## Contract Pack

The contract pack will be available on our website.

## What3Words

///bonnet.burst.broached



### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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