



9 BRIDGE VIEW
OUNDLE | PE8 4DT

£335,000

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

9 Bridge View, Oundle Peterborough, PE8 4DT

A modern town house with three bedrooms, south-facing garden and a garage, superbly set with easy access to the town centre, Waitrose and The Wharf.

Hall | Cloakroom | Kitchen | Dining Room | Garden Room

~

Two Double Bedrooms | Family Bathroom

~

Principal Bedroom Suite

~

Garage | South-facing Garden

The Property

An attractive town house which is part of a small development built by Twigden Homes in 2005. The development is popular with those seeking town centre living as the Market Place, Waitrose and the Wharf on the river Nene, are all within walking distance.

This well-appointed energy-efficient home offers accommodation set over three floors and with double-glazed windows and gas fired central heating.

The front door opens to the entrance hall which has the cloakroom / WC set to one side. Across the hall, there is a well-appointed kitchen with fitted wall and base units, electric ovens and an electric hob, with extractor above. There is space and plumbing for dishwasher, a washing machine and a fridge.

The living room is currently used as a dining room, with an attractive fireplace as a focal point. A large opening leads directly into the garden room which has been added to the rear, creating a huge, sociable space that can offer a number of different layouts. Bi-fold doors open to the south-facing garden, almost extending the accommodation further, on a fine day.

The first floor offers two double bedrooms and a well-appointed family bathroom. The principal bedroom is on the second floor. This large and airy bedroom enjoys a view to the front. There is plenty of built-in storage. The ensuite shower room is adjacent.

The rear garden is south-facing and has a patio, accessed via bi-fold doors from the garden room. The remainder of the garden is lawned and enclosed by timber fencing. At the end of the garden is a gated path, which leads to the parking and garage, which has an up and over door.



Services

All mains services connected. Gas fired central heating.

Council Tax

Band C.

Energy Performance Rating

Band C

Tenure

Freehold

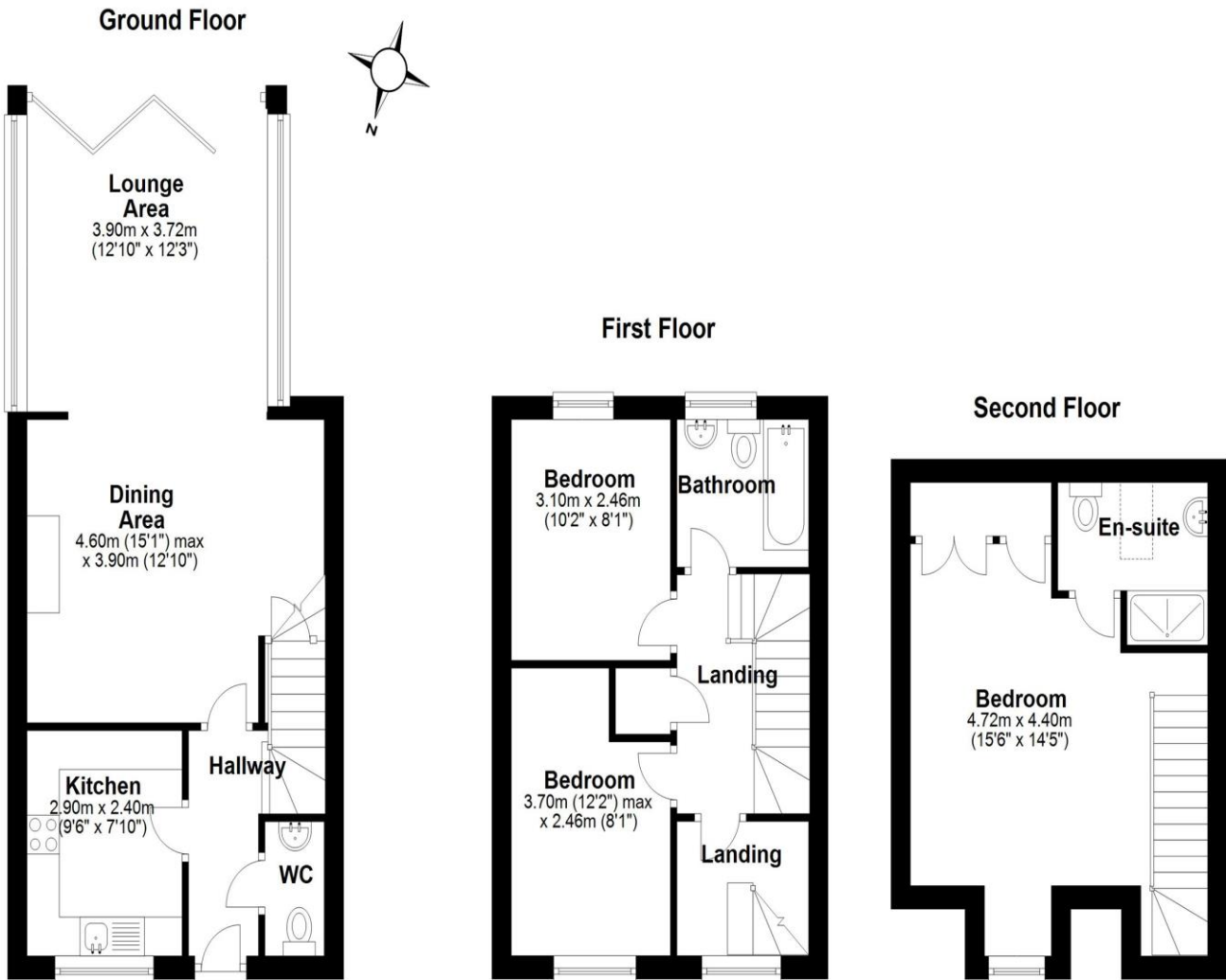
Local Authority

North Northants Council

Viewing

Strictly by appointment with Woodford & Co
01832 274732.





Total Approx Gross Internal Floor Area = 105 sq/m (1132 sq/ft)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

Note: Woodford & Co for themselves and for the Vendors of this property, whose agents they are, give notice that:

The particulars are intended to give fair and substantially correct description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

All descriptions, dimensions, areas, references to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

No person in the employment of Woodford & Co has any authority to make or give any representations or warranty whatever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor;

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

Woodford & Co.

PROPERTY CONSULTANTS & AUCTIONEERS

12 Market Place, Oundle, PE8 4BQ.

T 01832 274732 E info@woodfordandco.com

and in Mayfair at Cashel House, 15 Thayer Street, London, W1U 3JT.