



31 SPURLINGS

OUNDLÉ | PE8 4DG

£325,000

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

31, Spurlings, Oundle, PE8 4DG

A delightful bungalow with easily managed garden and off-road parking,
set in a favoured cul de sac close to the centre of town.

Porch | Living Room | Kitchen | Conservatory

Two Bedrooms | Shower Room

Garden | Parking

NO CHAIN

The Property

This attractive bungalow is set at the end of a tranquil cul de sac, close to the cricket ground and within the Conservation Area. It is built on the site of the old British School.

The accommodation is neatly presented and offers comfortable and manageable accommodation comprising a porch, a living room, kitchen, conservatory, two double bedrooms and a shower room / WC. The property has uPVC double glazed windows and gas fired central heating.

The garden path leads to the front door. This opens to the porch which in turn runs through to the living room. This comfortable room has sufficient space for dining and relaxation and a large window faces west to capture the afternoon sunshine.

The kitchen is fitted with a range of wall and base units with worksurfaces and inset 1 1/2 bowl ceramic sink. There is an electric oven, gas hob and extractor fan above. Space is left for the usual appliances. The door at the end opens to the conservatory which serves as a breakfast room or garden room.

The two double bedrooms are at the back of the bungalow and overlook the rear garden. They are served by the shower room / WC which has a wet-room floor for ease of access.

Outside, the bungalow has off-road parking within a gravelled yard. It also has a shed. A path leads from the yard to the easily maintained garden, which has paving and shrubs to the front, as well as productive fruit trees. A south-facing veranda is set beside the conservatory. The rear garden has a small lawn with well-stocked border. A timber shed provides storage.



Services

All mains services connected.

Council Tax

Band C

Energy Performance Rating

Band C

Tenure

Freehold

Local Authority

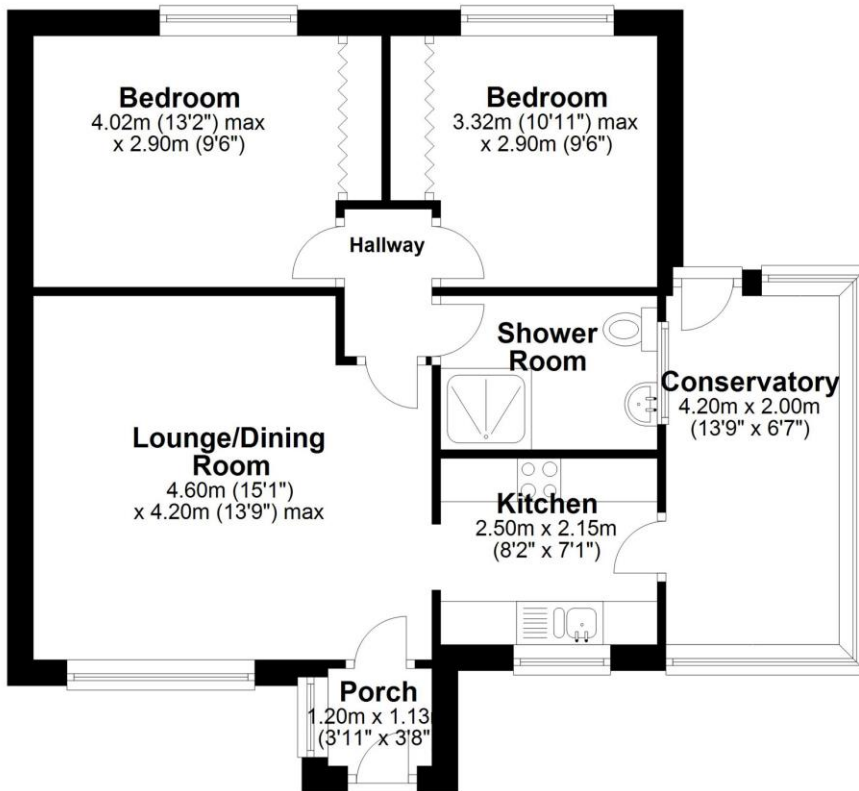
North Northamptonshire Council

Viewing

Strictly by appointment with Woodford & Co 01832 274732.



Ground Floor



Total Approx Gross Internal Floor Area = 63 sq/m (671 sq/ft)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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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.