



3 ASHTON ROAD  
OUNDLE | PE8 4BY

£250,000

**Woodford & Co.**  
PROPERTY CONSULTANTS & AUCTIONEERS

3 Ashton Road, Oundle, PE8 4BY

A town centre residence with two bedrooms, off-road parking and front & rear gardens, offered with no onward chain.

Hall | Kitchen / Breakfast Room | Living Room | Shower Room / WC

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Two Double Bedrooms | Bathroom

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Front & Rear Gardens | Off-Road Parking | Close to Waitrose & Market Place

No Chain

### The Property

This spacious terraced house sits well back from Ashton Road, behind a long front garden and parking area. The house offers spacious two bedroom accommodation, set over two floors. It has been altered over time for a previous owner, who needed ground floor living space. A large extension has been added, creating a huge room, which could make a superb, live-in kitchen, or a lounge dining room. The current format is as follows;

The entrance hall is approached via the front door. The kitchen is at the front of the house and fitted with a range of wall and base units with sink, electric oven and a gas hob. There is a breakfast bar and ample space for a table and chairs. The door leads through to the living room. This vast room has space for a formal dining area and a lounge area. The polished pine floor adds character and warmth. French doors at the end of the room, open to the garden. This room could be made into a fabulous live-in kitchen, and the current kitchen could revert to the sitting room. The wet room adjacent offers a shower, WC and wash basin. It is sufficiently large to make a good utility or boot room.

On the first floor there are two double bedrooms. The main bedroom has a view to the front and the second bedroom overlooks the rear garden. The bathroom is a generous size and offers a bath with shower above, WC and wash basin.

The house has plenty of parking to the front, on the shingled drive. The front garden is low-maintenance, with neatly tended shrubs.

The rear garden is also low maintenance with paved terraces interspersed with shingled paths and a shrub bed. There are patios set to capture the sunshine throughout the day. To the back of the garden there is a raised bed



and a useful store. A path leads out to the path behind, which leads through to the town centre.

**Tenure** - Freehold, with vacant possession.

**Services** - All mains services connected. Gas-fired central heating.

**EPC** - Band D

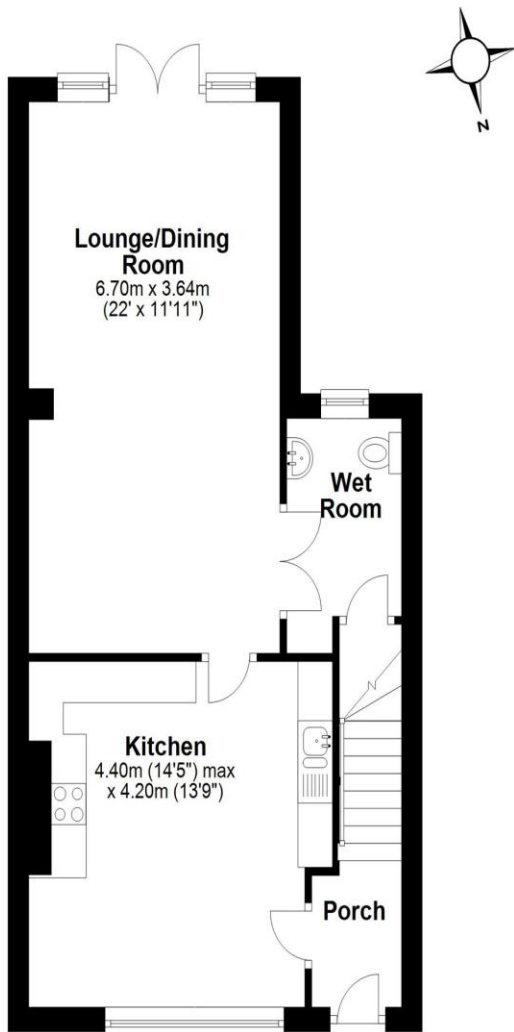
**Council Tax** - Band C

**Local Authority** - North Northamptonshire Council

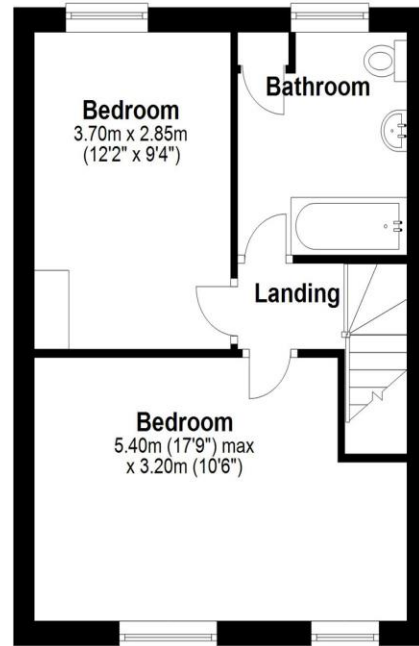
**Viewing** - Strictly by appointment with Woodford & Co 01832 274732.



## Ground Floor



## First Floor



**Total Approx Gross Internal Floor Area = 91 sq/m (980 sq/ft)**

**FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE**

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