



**MARK BELCHER**  
ESTATE AGENTS

107 Byfield Road, WOODFORD HALSE,  
Northamptonshire NN113QS

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**£235,000 Freehold**

A WELL PRESENTED three bedroom semi-detached property with CONSERVATORY situated in the popular village of Woodford Halse. The property comprises of three bedrooms, lounge, REFITTED kitchen and bathroom, conservatory, garage and front and rear gardens and benefits from UPVC double glazing and gas to radiator heating. Early viewing advised. EPC = D

### Location

Woodford Halse is a larger than average village with a greater selection of amenities than normal including numerous shops, post office, library, primary school and Parish church. The village is surrounded by rural countryside with places of interest nearby including Sulgrave Manor, the ancestral home of George Washington and the beauty spots of Badby Woods and Fawsley Park. Both Banbury and Daventry are approximately eight miles distant, together with the M40 Junction 11. The M1 is approximately twelve miles north at junction 16, Daventry. There is a railway service from Banbury to London Marylebone





## Entered

Via UPVC double glazed door to:

## Entrance Hall

UPVC double glazed window to front aspect, radiator, stairs rising to first floor, wood laminate flooring, electric meter cupboard, opening to:

## Lounge

13'7" reducing to 9'5" x 12'9" reducing to 9'6" (4.14m reducing to 2.87m x 3.89m reducing to 2.93m) UPVC double glazed window to front aspect, wood laminate flooring, under stairs storage cupboard, coved ceiling, radiator, TV point, telephone point, opening to:

## Kitchen

9'9" x 9'8" (2.97m x 2.95m)

A range of eye and base level units with rolled edge work surfaces over, Belling stainless steel oven, gas hob and canopy extractor, stainless steel sink unit with mixer tap over, space and plumbing for washing machine, space for upright fridge/freezer, UPVC double glazed window to rear aspect, tiling to water sensitive areas, ceramic tiled floor, built in cupboard, radiator, glazed door to:

## Conservatory

8'9" x 8' (2.67m x 2.44m)

UPVC double glazed conservatory with brick dwarf wall and polycarbonate roof, double doors to rear garden.

## Bathroom

Refitted bathroom to include tiled ceramic floor, p shaped panel bath with shower above, low level WC and pedestal wash hand basin, frosted UPVC double glazed window to rear aspect, chrome heated towel rail.



## Landing

UPVC double glazed window to side aspect, access to loft, white panel doors to all upstairs accommodation.

## Bedroom One

13' x 9'3" (3.96m x 2.82m)

UPVC double glazed window to front aspect, built in cupboard, radiator.

## Bedroom Two

11'2" x 9'4" (3.40m x 2.84m)

UPVC double glazed window to rear aspect, radiator.

## Bedroom Three

8'4" x 6'5" (2.54m x 1.96m)

UPVC double glazed window to rear aspect, radiator.

## Outside

### Front

Block paved driveway with parking for several cars, shaped and planted border, picket fencing to either side, wooden gates, further block paving to the side of the house leading to garage with metal up and over door, outside security light.

### Rear

Garden mainly laid to lawn with paved patio, enclosed by timber panel fencing.

To arrange a viewing please call  
**01327 264111**

#### DRAFT DETAILS

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property. The mention of any appliances and/or services within these details does not imply they are in full and efficient working order. Fixtures and fittings mentioned in draft particulars are not confirmed as being included in the sale.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

#### MORTGAGE INFORMATION

We can arrange for you to receive free independent mortgage advice. Please call to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

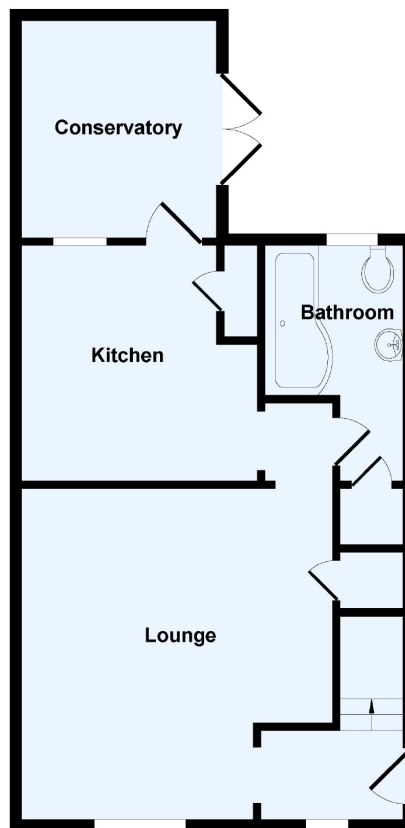
#### VIEWING ARRANGEMENTS

Please call us to make an appointment to view this property. We are open:

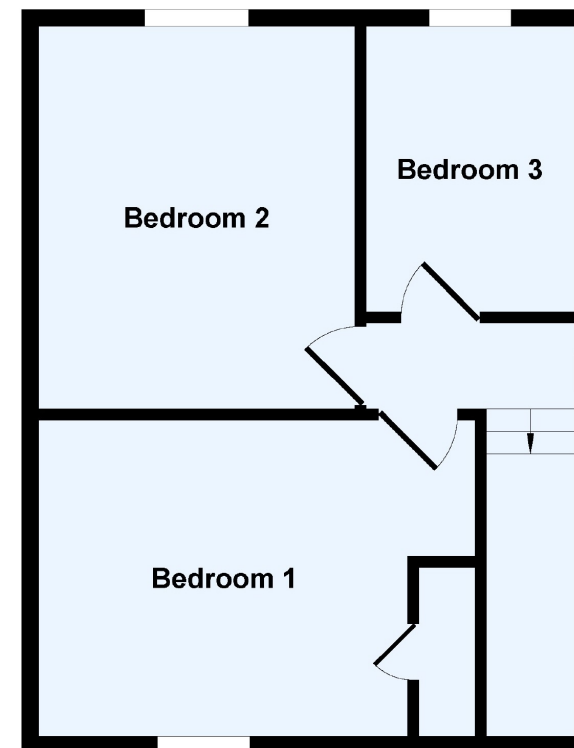
<b>Monday to Friday</b>	9.00 am - 6.00 pm
<b>Saturday</b>	9.00 am - 4.00 pm
<b>Sunday</b>	CLOSED

#### PROPERTY VALUATIONS

We have some of the most experienced property valuers and would welcome the opportunity to carry out a FREE VALUATION and MARKET APPRAISAL of your home. Valuation appointments available seven days a week.



Ground Floor  
Approx. Floor  
Area 41.0 Sq.M.  
(441 Sq.Ft.)



First Floor  
Approx. Floor  
Area 30.0 Sq.M.  
(323 Sq.Ft.)



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