



**Woodfield**

Brixworth, Northamptonshire

**oriordanbond**  
SALES & LETTINGS





## Woodsfield

Brixworth

NN6 9DP

PRICE £260,000

This terraced house, constructed in the mid 1940's, has just finished being refurbished throughout (with the exception of the bathroom suite, which was re-fitted in the last few years.) The property has been completely re-wired with a new consumer unit, re-plastered walls and ceilings, new gas radiator central heating with new gas boiler, re-fitted kitchen/diner with integrated appliances, ceramic tiled floor to hall and kitchen/diner and carpets are booked to be laid middle of October.

Accommodation comprises entrance hall, sitting room with views over green open public space, kitchen/diner with integrated double oven, fridge/freezer, oven, hob and dishwasher, utility cupboard with plumbing for a free-standing washing machine and French doors to the garden. To the first floor are three well proportioned bedrooms with built-in wardrobes and a bathroom. Outside, there is an enclosed garden to the front and a fully enclosed freshly turfed garden to the rear with rear pedestrian access. (A/905/M)

### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

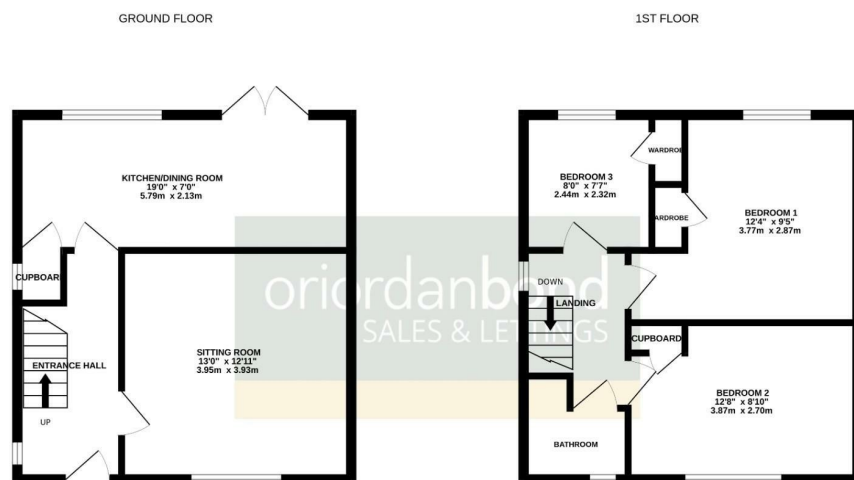
### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Brixworth Sales

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TOTAL FLOOR AREA: 905 sq.ft. (84.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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