



**Bathroom:**  
Contemporary suite with deep panelled bath with Mira electric shower over with fully tiled wall surround, w.c, vanity cupboard with moulded sink, tiled floor

**Outside:**  
The front of the property has an extensive gravel drive with parking for several vehicles, a path and gateway lead to:

**Extensive Rear Garden:**  
Shed: 9'7" x 7'7" (2.92m x 2.31m) with power and light, green house. There is a paved patio with part build pizza oven. Beyond which the garden is predominately laid to lawn with planted borders.

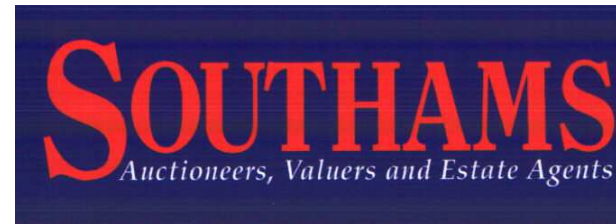


**OPENING HOURS:**

Monday – Friday: 9.00am – 5.30pm; Saturday: 9.00am – 4.00pm.

**WEB SITE:**

[www.rightmove.co.uk](http://www.rightmove.co.uk) or [www.zoopla.co.uk](http://www.zoopla.co.uk) or [www.southams.com](http://www.southams.com)



8 Market Place, OUNDLE, Northants. PE8 4BQ  
Tel: 01832 273565  
Fax: 01832 272077  
E-mail: [sales@southams.com](mailto:sales@southams.com)

[www.southams.com](http://www.southams.com)

**42 BENEFIELD ROAD  
OUNDLE**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

**£265,000**

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above and any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Southams.



A three bedroom semi detached house which has been updated and improved with contemporary kitchen and bathroom, has extensive parking and good sized garden, within walking distance to the town centre of Oundle.



uPVC Entrance Door to:

Entrance Hall:  
Modern wood effect vinyl flooring, straight stairs to first floor

Cloakroom:  
Two piece suite with low close couple w.c, vanity cupboard with moulded basin, wood effect tiled floor

Lounge:  
15'5" x 10'11" (4.70m x 3.33m) Fireplace with timber fire mantel and tiled surround



Kitchen/Breakfast:  
15'2" x 10'8" (4.62m x 3.25m) (overall)  
Contemporary fitted cupboards and drawers, 5 ring gas hob, Zanussi oven and grill, 1 1/4 bowl sink unit with single drainer, uPVC door to rear

From Entrance Hall straight stairs to:

First Floor Landing:  
Access to roof void

Bedroom 1:  
10'3" x 11'8" (3.12m x 3.56m)

Bedroom 2:  
11'1" x 10'1" (3.38m x 3.07m)

Bedroom 3:  
8'10" x 7'7" (2.69m x 2.31m)

