



www.jacksongrundy.com

Sidney Road, Woodford Halse
Daventry
Northamptonshire, NN11 3RP
£229,950 Terraced



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Daventry
53-55 High Street, Daventry, Northamptonshire, NN11 4BQ

Call Us 01327 877555
Email Us daventry@jacksongrundy.co.uk



A THREE BEDROOM VICTORIAN TERRACED PROPERTY LOCATED IN THE CENTRE OF WOODFORD HALSE. THE ACCOMMODATION IS ARRANGED OVER THREE FLOORS AND COMPRISES A LOUNGE/DINING AREA, KITCHEN, THREE BEDROOMS AND A BATHROOM. EXTERNALLY, THE PROPERTY BENEFITS FROM A REAR GARDEN, WHICH INCLUDES A DECKED AREA AND DESIGNATED SECTIONS SUITABLE FOR OUTDOOR USE.

GROUND FLOOR

- HALL
- LOUNGE/DINING AREA
- KITCHEN

FIRST FLOOR

- LANDING
- BEDROOM
- BEDROOM
- BATHROOM

SECOND FLOOR

- BEDROOM
-

OUTSIDE

- REAR GARDEN





THE PROPERTY

A beautifully presented three bedroom Victorian terraced home, ideally located in the heart of the popular village of Woodford Halse, within easy reach of local amenities and village facilities.

The ground floor comprises a stunning 25ft open plan lounge/dining area, renovated throughout and full of character, with clever and well considered storage solutions. warm and inviting space features a rustic exposed brick fireplace with mantelpiece and an electric log burner, offering the traditional appearance of a wood-burning stove combined with modern electric convenience. The generous layout provides ample space for both everyday living and entertaining. To the rear is the fitted kitchen, which benefits from an integrated oven, hob and extractor hood, with space for all white goods including a fridge freezer, washing machine and tumble dryer.

The first floor comprises a generous landing providing access to an airing cupboard and housing a newly installed boiler. The master bedroom is a well-proportioned double room with dual aspect windows and comfortably accommodates a king size bed. The second bedroom is also a double room and offers flexibility for use as a bedroom or study.

The second floor comprises the third bedroom, a versatile space ideal as a double bedroom or a quiet area for relaxation or study, perfect for enjoying downtime away from the main living areas.

Externally, the rear garden has been thoughtfully arranged into several distinct areas ideal for entertaining, including a decked seating area that enjoys plenty of sunshine, making it a fantastic space for socialising and relaxing.

EPC Rating: D. Council Tax Band: A







MATERIAL INFORMATION

| | |
|----------------------|--|
| Type | Terraced |
| Age/Era | Ask Agent |
| Tenure | Freehold |
| Ground Rent | Ask Agent |
| Service Charge | Ask Agent |
| Council Tax | Band A |
| EPC Rating | D |
| Electricity Supply | Mains |
| Gas Supply | Mains |
| Water Supply | Mains |
| Sewerage Supply | Mains |
| Broadband Supply | Ask Agent |
| Mobile Coverage | Depends on provider |
| Heating | Gas Central Heating |
| Parking | No Parking Available |
| EV Charging | Ask Agent |
| Accessibility | Ask Agent |
| Coastal Erosion Risk | Ask Agent |
| Flood Risks | Has not flooded in the last 5 years, No flood defences |
| Mining Risks | Ask Agent |
| Restrictions | Ask Agent |
| Obligations | No restrictions, No private right of way, No Public right of way |
| Rights and Easements | Ask Agent |

LOCATION

Woodford Halse village is situated approximately 10 miles southwest of Daventry and 15 miles northeast of Banbury. The village is one of three in the parish of Woodford cum Membris, the others being Hinton and West Farndon which are separated from Woodford Halse by the infant River Cherwell. Within Woodford Halse itself is an abundance of local amenities including primary school, pharmacy, newsagent, small supermarket, butcher, grocer, takeaway food, post office, garage and MoT centre as well as a variety of local community groups, clubs and societies. Its position also renders it popular with commuters as it lies directly between the M1 and M40 motorways with rail services also being accessible from both Banbury and Northampton stations.

AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)

