



Locke Row, Woodford Halse NN11 3FJ

welcome to

Locke Row, Woodford Halse

Modern two-bedroom 60% SHARED OWNERSHIP end-terrace home in a sought-after Daventry location. Featuring a stylish kitchen, spacious lounge/diner with French doors to the garden, downstairs WC, two generous bedrooms, and a family bathroom. Outside offers a private rear garden and allocated parking.

Hallway

The hallway is accessed via a UPVC front door with glazed panels, leading into a bright entrance space with internal doors to the kitchen, lounge/diner, and downstairs WC. The staircase to the first floor is positioned to the side.

Kitchen

The kitchen features UPVC double-glazed window to the front aspect, fitted wall and base units with work surfaces, an inset stainless steel sink with mixer tap, and an integrated oven with hob and extractor above. There is space for additional appliances and a tiled splashback.

Lounge/Diner

The lounge/diner is a generous open-plan space with UPVC French doors opening onto the rear garden, complemented by full-height glazed panels for natural light. Internal doors lead to the hallway, and the room includes a radiator and ceiling light fittings.

Wc

The WC includes a low-level toilet and pedestal wash basin, with a UPVC frosted window to the front aspect for privacy

Bedroom 1

Located at the rear of the property, Bedroom 1 features a UPVC double-glazed window overlooking the garden, a radiator, and an internal door leading to the landing.

Bedroom 2

Positioned at the front, Bedroom 2 has a UPVC double-glazed window to the front aspect, a radiator, and an internal door to the landing

Bathroom

The bathroom includes a panelled bath with shower over, a pedestal wash basin, and a low-level WC. There is a UPVC frosted window to the side aspect, tiled splashbacks, and a radiator.

Agents Note:

This property is currently under shared ownership in conjunction with Amplus Housing Association who have criteria for any purchase, the advertised price is for the sellers 60% share. £216 per month is paid to the Housing Association as rent for the retained share. Service Charge is £842.00 Ground Rent is £000. Please contact with Amplus Housing Association for guidance on purchase requirements. In addition, Amplus Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that any potential purchaser would buy the vendor's 60% share and the remaining 40% share from Amplus Housing Association to enable a Freehold purchase on completion. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability.





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Locke Row, Woodford Halse

- Two bedrooms
- Modern kitchen
- Spacious lounge
- Family bathroom
- Enclosed garden

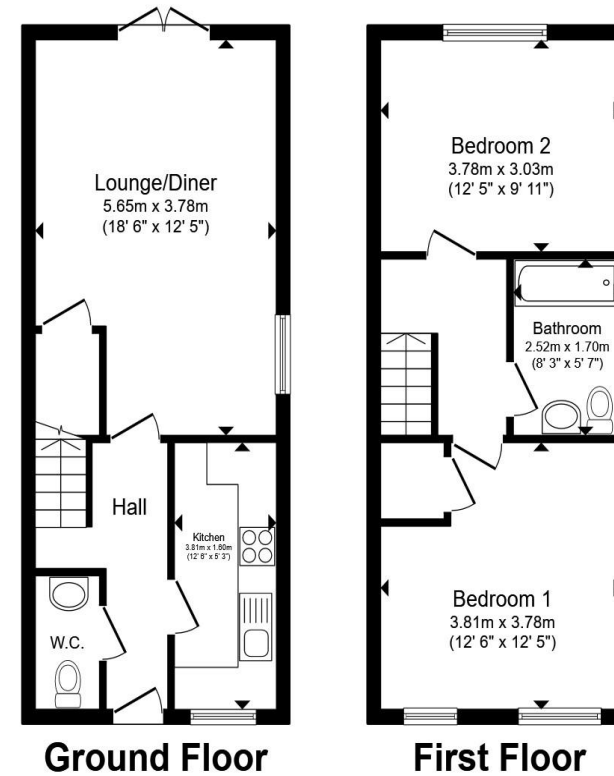
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 842.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£145,000



Total floor area 72.3 m² (778 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
NMS115813 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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