

19 High Street

Woodford, Northamptonshire NN14 4HE

Simpson & Partners

Guide Price £210,0000 -£220,000 Occupying a delightful position in the highly desirable village of Woodford, this charming two-bedroom cottage offers an abundance of character and timeless appeal. Beautifully presented throughout, the property enjoys a convenient location within easy walking distance of the village primary school, local shop, and popular public house, while the market town of Thrapston is just a short drive away, providing a wider range of amenities.

The accommodation is both spacious and versatile, featuring a generous living/dining room that creates a warm and welcoming heart to the home. The modern fitted kitchen/breakfast room is well-equipped and complemented by a practical utility area, while a contemporary shower room completes the ground floor accommodation.

To the first floor, there are two well-proportioned double bedrooms together with the main family bathroom, offering comfortable and flexible living space.

Externally, the property benefits from a low-maintenance rear garden, predominantly paved and perfectly suited to outdoor dining, entertaining, and relaxing. A particular feature is the substantial workshop/home office situated at the end of the garden, providing an ideal space for those working from home, pursuing hobbies, or requiring additional storage.

To the front of the property, OO-ROAD PARKING adds further convenience. Combining character, practicality, and a sought-after village setting, this delightful cottage is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Guide Price £210,000

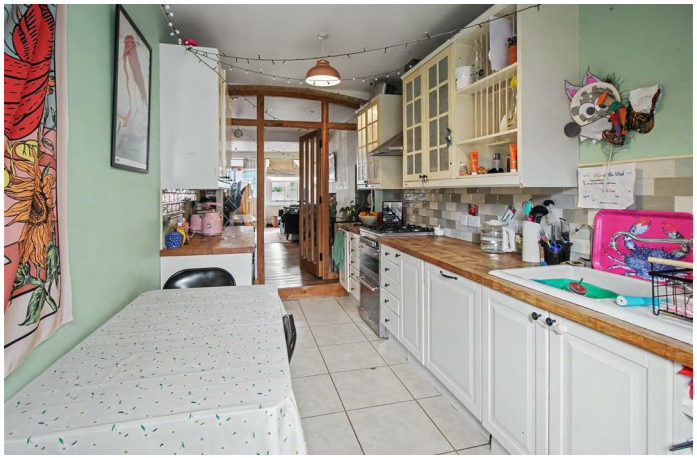
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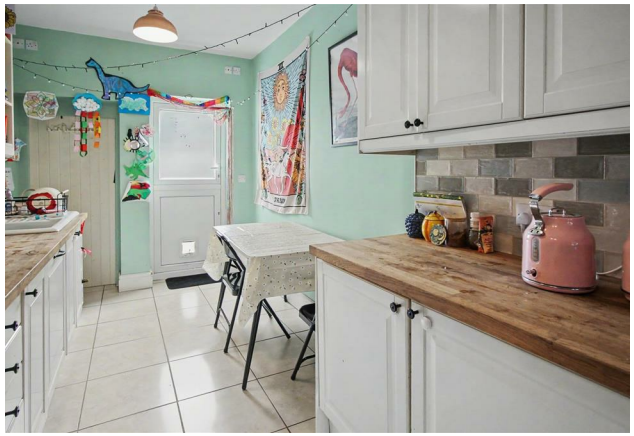


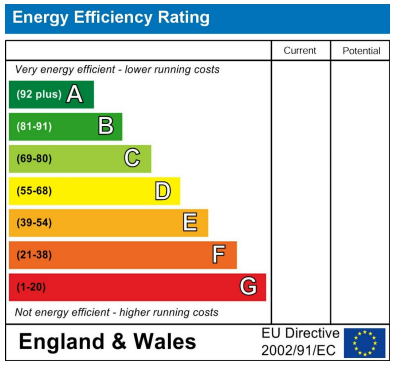




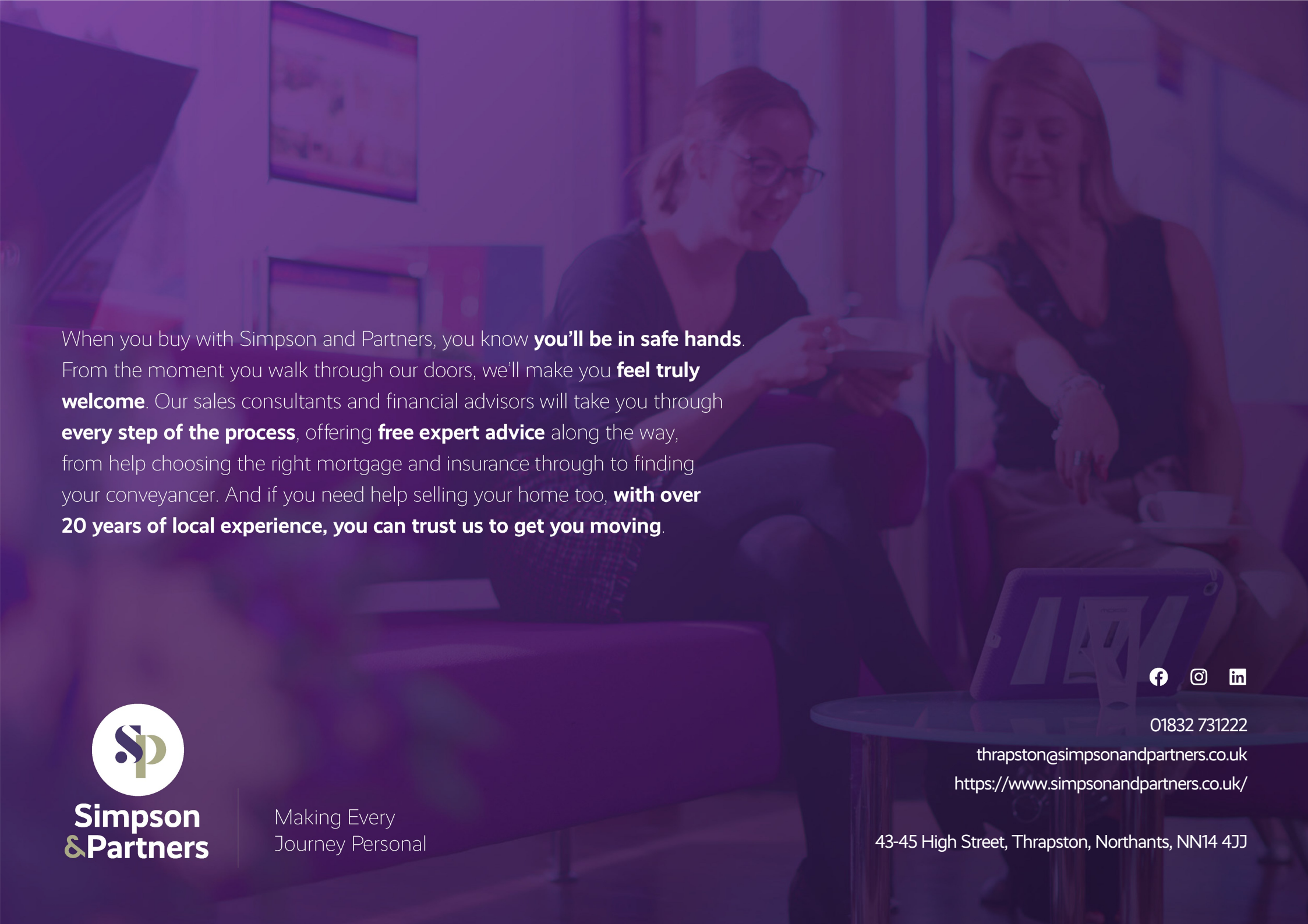
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SHOWER ROOM
UTILITY ROOM
KITCHEN
BEDROOM
BATHROOM
LANDING
WARDROBE
LIVING ROOM
BEDROOM
GROUND FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.4 SQ.M.)
1ST FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.6 SQ.M.)
TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 SQ.M.)




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC





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