


# Westhill Gardens

Brackley, NN13 6AA

David Cosby
Estate Agents


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ESTATE AGENTS

# Westhill Gardens

## Brackley, NN13 6AA

**Total GIA Floor Area** | Approx. 70 sqm (753 sqft)

## Features

- Excellent investment or refurbishment opportunity
- Offered for sale with no onward chain
- Generous corner plot
- Three bedroom Semi-detached house
- Spacious kitchen/breakfast room
- Established cul-de-sac location
- Convenient access to local amenities
- For sale by online auction – Guide Price £185,000

## Description

A three-bedroom semi-detached house dating from approximately the 1950s, occupying a generous corner plot at the head of a quiet residential cul-de-sac in the market town of Brackley.

The accommodation comprises an entrance hall, a well-proportioned sitting room, kitchen/breakfast room, two double bedrooms, a single bedroom and family bathroom. The property requires comprehensive refurbishment throughout, offering purchasers the opportunity to renovate and modernise the accommodation to their own requirements.

A particular feature is the generous garden plot, extending around the front, side and rear of the house, with lawned areas, pathways and traditional limestone boundary walling. The grounds offer considerable scope for landscaping and improvement. The property is conveniently positioned for Brackley town centre, local schools and amenities, with good road connections via the A43.

The property is offered for sale in its existing condition and is likely to appeal particularly to cash purchasers, investors and those seeking a substantial refurbishment project.

# A three-bedroom semi-detached house occupying a generous corner plot in a Brackley cul-de-sac, offered for sale by online auction and requiring comprehensive refurbishment throughout



# The Property

**Entrance Hall**
Accessed via a white panelled entrance door with upper obscure-glazed panes, beneath a hipped entrance canopy. The entrance hall has a flush timber door opening to the sitting room and a timber staircase with quarter-winder steps rising to the first-floor accommodation, fitted with a mopstick handrail.

**Sitting Room**
The well-proportioned sitting room is situated to the front left-hand side of the property, with a four-unit casement window overlooking the front garden. The walls feature perimeter moulded picture rails, whilst the floor has exposed pine boards ready to receive new coverings. Some sections of skirting board require replacement.

**Kitchen / Breakfast Room**
A flush timber door opens into the kitchen/breakfast room, which extends across the full width of the rear of the property.

The kitchen is fitted with a range of timber-effect base and wall units, terrazzo-style work surfaces and a stainless steel sink and drainer with chrome mixer tap, positioned beneath the central rear-facing window. Three casement windows provide good natural light, whilst a part-glazed door to the side offers a convenient secondary entrance. There is space for a washing machine, dishwasher, fridge, freezer and cooker, with ceramic tiled splashbacks above the base units.

To the left-hand side of the kitchen is space for a small table and chairs for informal dining. A useful understairs storage cupboard is accessed via a white flush door and fitted with perimeter shelving.







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# The Property

### First Floor Landing
Centrally positioned, the first-floor landing has flush timber doors opening to the three bedrooms and family bathroom. A ceiling hatch provides access to the roof void.

### Bedroom 1
A double bedroom situated to the rear left-hand side of the property, with a three-unit casement window overlooking the rear garden. The walls are finished with woodchip lining paper, and a corner airing cupboard houses the hot water cylinder and immersion heater, with slatted pine shelving above.

### Bedroom 2
A further double bedroom situated to the front left-hand side of the property, with a four-pane casement window overlooking the front garden. The walls are neutrally decorated, whilst the floor has exposed timber boards ready to receive new coverings. The original fireplace has been blocked and fitted with a ventilation grille.

### Bedroom 3
A single bedroom situated to the rear of the property, featuring a partially vaulted ceiling and a three-unit casement window overlooking the rear garden. The room is neutrally decorated, with exposed timber floorboards ready to receive new coverings.

### Bathroom
Fitted with a three-piece white suite comprising a panelled bath with chrome mixer tap and shower over, low-level flush WC and pedestal wash hand basin with chrome pillar taps. A three-unit obscure-glazed casement window provides natural light and ventilation, supplemented by a wall-mounted mechanical extractor fan. Ceramic tiling is provided around the bath and shower area and above the wash hand basin, with artificial lighting from a domed ceiling fitting.

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# Grounds

### Front Aspect

The property occupies a generous corner plot at the head of the cul-de-sac, with gardens extending around the side and rear. The front garden is approached through a timber picket gate, with adjoining low-level privet hedging. A concrete pathway leads to the front entrance and continues along the side of the property, with lawned areas to either side which would benefit from general maintenance.

### Side and Rear Gardens

The majority of the plot extends to the right-hand side of the property, with a gravelled area immediately to the rear. A central concrete pathway leads towards the far corner of the garden, with a mixture of lawned areas and hardstanding. The boundaries comprise timber post and panel fencing to the front and an attractive traditional dry-stone limestone wall with cock-and-hen copings to the rear.

The overall plot extends to approximately 340 sq m (0.084 acres) and offers considerable scope for landscaping and improvement. A part-glazed external door provides convenient access to the kitchen from the side garden.









## Location

The property is situated within an established residential area of Brackley, occupying a generous corner plot at the head of a small cul-de-sac. The property is conveniently positioned for access to the town centre, local schools and everyday amenities.

Brackley is an attractive and historic market town in South Northamptonshire, offering a good range of independent shops, supermarkets, cafés, restaurants and public houses. The town retains much of its traditional character, particularly around the historic Market Place and High Street, whilst providing a variety of modern facilities and services.

The town is well positioned for commuters, with the A43 providing convenient connections to the M40 and M1 motorway networks.

## Property Information

**Local Authority:** West Northamptonshire Council **Tenure:** Freehold

**Services:** Water, Gas, Electricty, Drainage **Heating:** Gas boiler - not operational

**Council Tax Band:** Band B **EPC Rating:** Rating D

**Broadband:** Ultra-fast available with up to 1800Mbps Download

## Online Auction Information

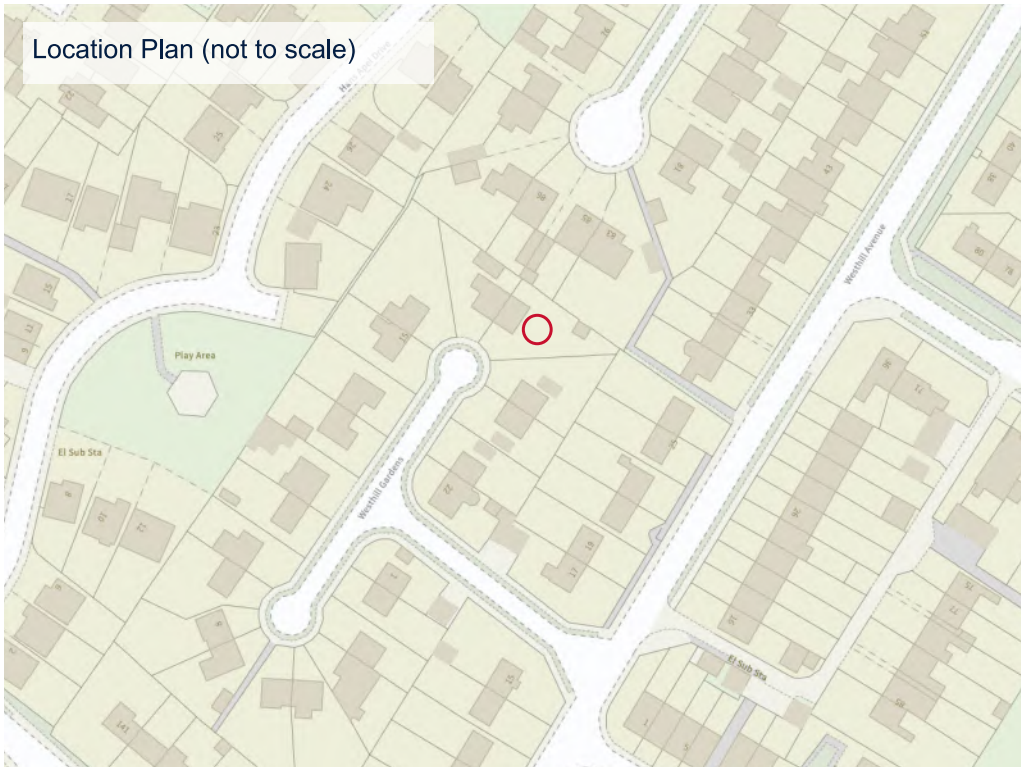
This property is being sold via the David Cosby Chartered Surveyors online auction platform. To bid, you will need to register for an account, complete ID verification, and have funds in place. The legal pack will be available to download from our auction page. Full details, registration, and bidding access are available at: **www.davidcosby.co.uk/auctions**

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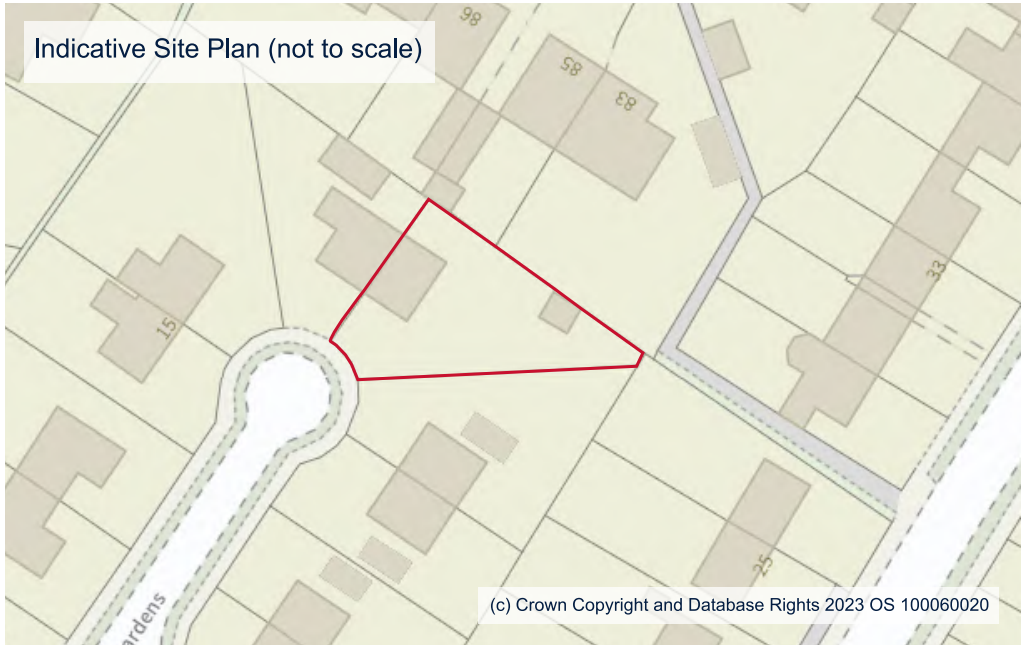
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*This property is a Housing Association disposal and is sold as seen; a full survey is strongly recommended prior to submitting a bid. In compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds. The cost of these checks is* ***£25 per person****.*

Location Plan (not to scale)




Indicative Site Plan (not to scale)

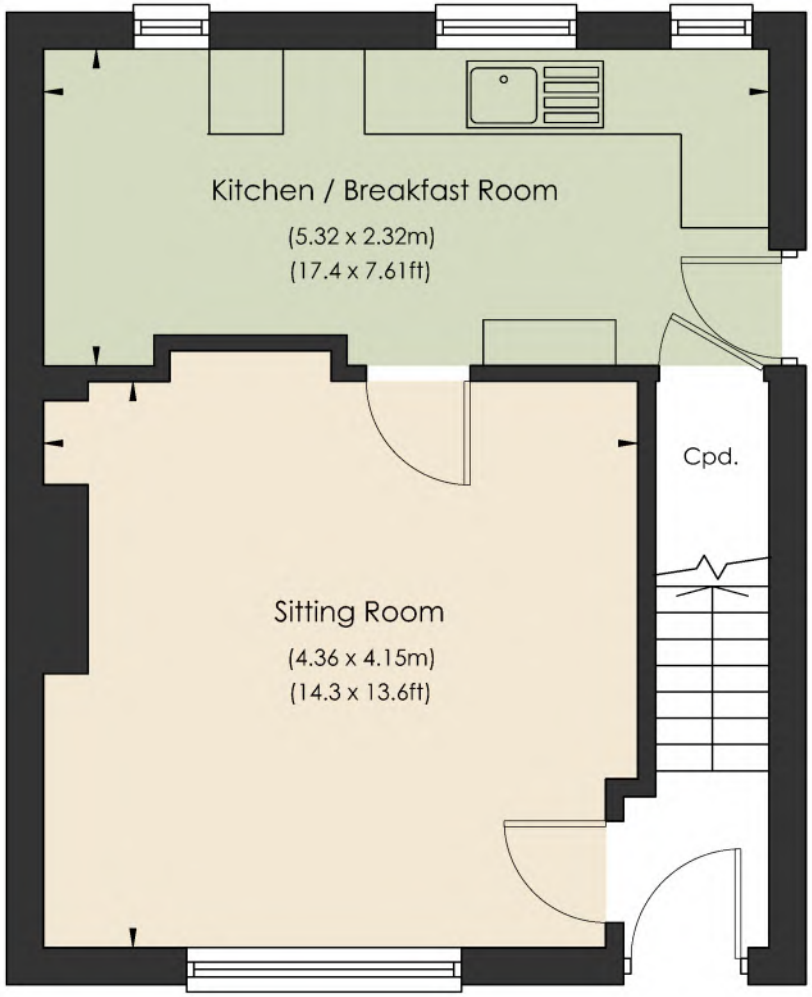



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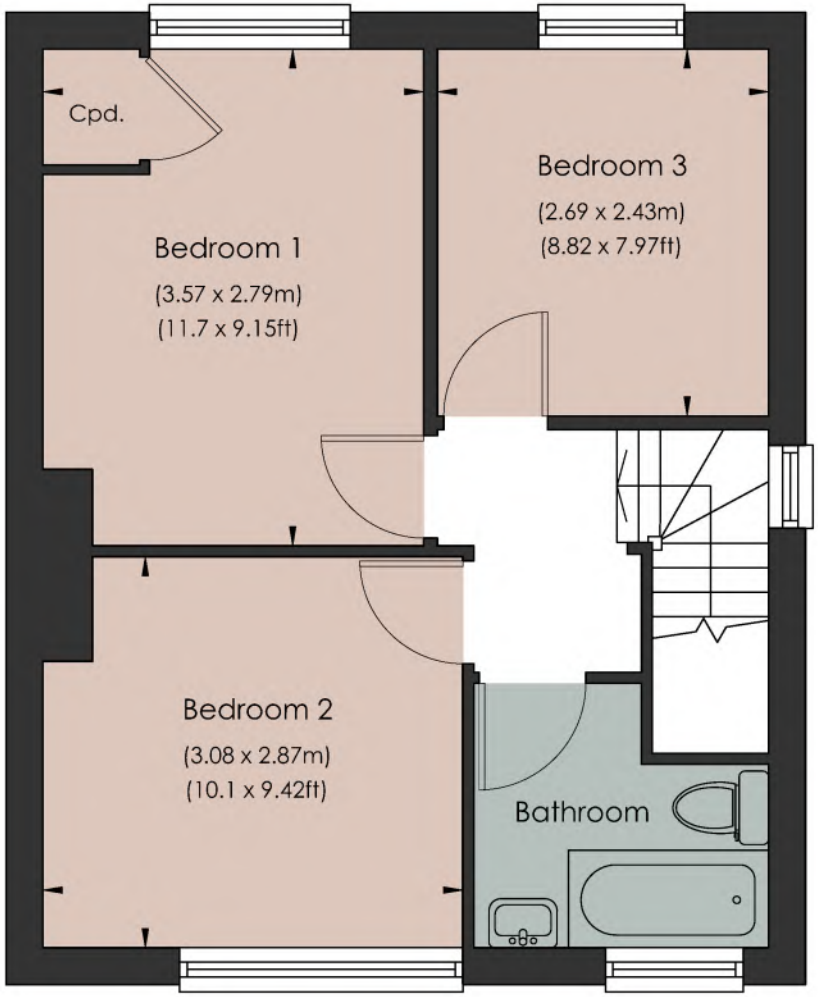
# Westhill Gardens, Brackley, NN13

Approximate GIA (Gross Internal Area) = 70 sqm (753 sqft)

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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.




GROUND FLOOR GIA = 35 sqm (377 sqft)




FIRST FLOOR GIA = 35 sqm (377 sqft)




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