



**Woodland Avenue, Overstone Northampton NN6 0AJ**

**welcome to**

## **Woodland Avenue, Overstone Northampton**

Located in the popular village of Overstone on the North periphery of Northampton giving good access to both open countryside and country parks as well as easy road links into Northampton to the South and Kettering to the North.

Offered with no onward chain.

### **Agents Note**

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

### **Entrance Hall**

Entered via double glazed door to the side aspect, radiator and doors leading to all rooms.

### **Lounge**

Double glazed Bay window to the front aspect, feature fireplace with gas fire, coving to ceiling and radiator.

### **Kitchen**

Fitted kitchen comprising wall and base units with worksurfaces over, sink and drainer unit with mixer tap over, tiling to splashback areas, built in eye level electric oven with glass electric hob, plumbing for washing machine, space for fridge/ freezer, built in pantry, double glazed window to the rear aspect and double glazed door to the rear aspect leading to rear garden.

### **Utility Room**

Plumbing for washing machine, wall mounted boiler and double glazed door leading to rear garden.

### **Bedroom One**

Double glazed Bay window to the front aspect, built in wardrobes, coving to ceiling and radiator.

### **Bedroom Two**

Double glazed window to the rear aspect, coving to ceiling and radiator.

### **Wet Room**

Suite comprising electric wall mounted shower, vanity wash hand basin, low level WC, fully tiled, heated towel rail and double glazed obscured window to the side aspect.



## Externally

### Front

Lawned frontage with paved pathway leading to front door and fully enclosed with picket fencing.

### Rear Garden

Mainly laid to lawn with paved patio area for seating, mature trees and shrubs and fully enclosed with timber fencing with rear and side gated access.

### Garage

Up and over door, power and light connected, double glazed window to the side aspect and courtesy door leading to utility room.



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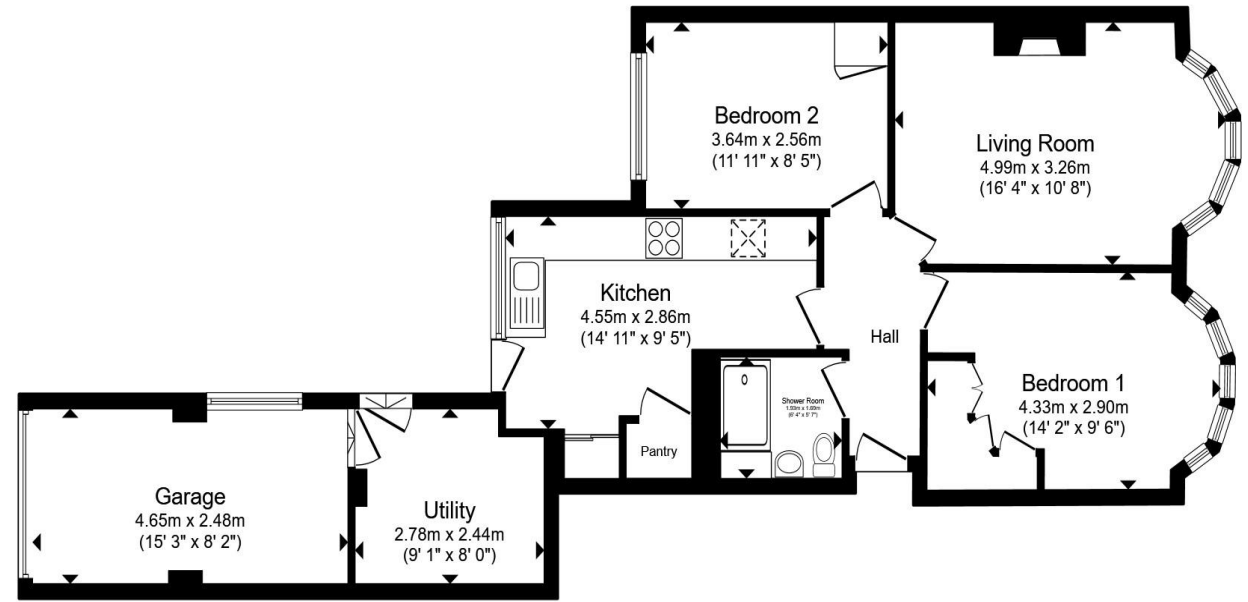


welcome to  
**Woodland Avenue, Overstone  
Northampton**

- Detached Bungalow
- Two Bedrooms
- Garage
- Village Location
- No Chain

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£300,000**



Total floor area 77.6 m<sup>2</sup> (835 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](http://www.propertybox.io)



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Property Ref:  
KIN109572 - 0003

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