

BY AUCTION



BLAKESLEY ROAD
Woodend, NN12 8RU

 **DAVID COSBY**
ESTATE AGENTS



Blakesley Road

Woodend, Northampton, NN12

Total GIA Floor Area | Approx. 77 sqm (829 sqft)

Features

- Two-bedroom end-of-terrace home
- Rural village setting in Woodend
- Substantial off-road parking and double garage
- In need of complete refurbishment throughout
- Generous plot extending to approx. 0.17 acres
- Far-reaching countryside views to the rear
- Two brick-built outbuildings
- Rear garden extending to over 100 ft
- For sale by on-line auction – Guide Price £200,000

Description

Offered for sale by online auction, this two-bedroom end-of-terrace home occupies a generous plot of approximately 0.17 acres on the edge of Woodend. Requiring complete refurbishment, it offers an appealing renovation opportunity.

The accommodation extends to approximately 77 sq m (829 sq ft), comprising an entrance porch, hallway, well-proportioned sitting room, kitchen, rear lobby and ground-floor WC. Upstairs are two double bedrooms with countryside views and a family bathroom. An air source heat pump serves the heating and hot water systems.

Outside are an enclosed front garden, substantial off-road parking and a detached double garage. The rear garden extends to over 100 ft, with established planting, two brick outbuildings and views towards Blakesley and the historic windmill.

Nearby Blakesley provides a village shop and post office, public house, primary school and community facilities. Towcester offers a wider range of shopping, services and secondary schooling, while the surrounding countryside provides opportunities for walking.

A TWO-BEDROOM END-OF-TERRACE HOME IN WOODEND REQUIRING REFURBISHMENT, SET WITHIN APPROXIMATELY 0.17 ACRES WITH COUNTRYSIDE VIEWS, EXTENSIVE PARKING AND A DOUBLE GARAGE



The Property

Entrance Porch

The entrance porch has stained timber-clad elevations beneath a slate-covered mono-pitched roof, with casement windows to the front and side. A part-glazed external door opens into this sheltered entrance space, where a white panelled door with a half-moon glazed panel and three-point locking system provides access to the house.

Entrance Hall

The entrance hall has carpeted flooring and neutral papered walls. A staircase with a quarter landing rises to the first floor, while a glazed pine door opens into the sitting room.

Sitting Room

A well-proportioned reception room with a large three-pane double-glazed window overlooking the front garden. The room has neutral décor and carpeted flooring, with a brick fireplace surround and fitted timber cupboards to either side. A glazed pine door opens into the rear lobby.

Rear Lobby

The rear lobby connects the sitting room and kitchen, with a part-glazed external door beneath a brick arch opening onto the patio. White-painted brick walls and timber doors with Suffolk latches and T-bar hinges give the space a practical, traditional finish. A large understairs cupboard provides useful storage, while a separate WC has matching painted brick walls. A flush timber door opens into the kitchen.

Kitchen

A good-sized kitchen fitted with timber-effect base and wall units, terrazzo-style laminate work surfaces and ceramic tiled splashbacks. A stainless steel sink with mixer tap sits beneath the rear-facing window, with spaces for a washing machine, tumble dryer and freestanding cooker. A built-in cupboard houses the thermal store and controls for the air source heat pump serving the heating and hot water systems. The room has neutral papered walls, stone-effect vinyl flooring and mechanical extract ventilation, together with provision for a tall fridge freezer.



The Property

First Floor Landing

The centrally positioned landing has a partly vaulted ceiling and natural light from a casement window at the quarter landing. Flush timber doors open to both bedrooms and the family bathroom, while a ceiling hatch provides access to the roof void.

Bedroom One

A good-sized double bedroom with a partly vaulted ceiling and a three-section casement window enjoying countryside views to the front. The room has loop-pile carpet and two built-in cupboards with matching ledged timber doors, one beside the chimney breast and the other fitted with a hanging rail for wardrobe storage.

Bedroom Two

A further double bedroom with a two-section casement window enjoying far-reaching countryside views towards Blakesley. The room has neutral papered walls, carpeted flooring and a ceiling hatch providing access to the roof void.

Bathroom

Fitted with a white three-piece suite comprising a panelled bath with chrome mixer tap, handheld shower attachment and hinged glass screen, a pedestal wash hand basin and a WC with low-level cistern. The walls are partly tiled, with terrazzo-effect vinyl flooring and an obscure-glazed rear window providing natural light and ventilation.



Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



Grounds

Front Garden, Parking and Garage

A substantial off-road parking area is accessed via a dropped kerb and leads to a detached double concrete sectional garage, with two separate up-and-over doors and a corrugated asbestos cement roof. The parking area is enclosed by hedging and picket fencing, with close-boarded fencing and a gate to the rear garden. A further picket gate provides access to the front and side gardens.

The enclosed front garden is mainly laid to lawn with established privet hedging. A separate pedestrian gate opens onto a concrete path leading to the entrance porch and continuing along the side of the house, where a further gate opens into the rear garden.

Please note: The adjoining terraced properties benefit from a right of way over the side and rear pathways.

Rear Garden

Extending to over 100 ft, the rear garden is a particular feature of the property. A paved area immediately behind the house provides space for outdoor seating.

A picket gate set within an established hawthorn hedge opens onto the main garden, which is predominantly laid to lawn with mature shrubs and planting around its boundaries. Two brick outbuildings provide useful storage, complemented by a timber shed to the left-hand side.

Post-and-rail fencing marks the rear boundary, allowing far-reaching views across the surrounding countryside towards Blakesley and the historic windmill.



Location

Woodend is a small and attractive rural hamlet situated between Blakesley and Weedon Lois in South Northamptonshire. The surrounding countryside offers extensive walking and riding, while the nearby villages provide a range of local facilities, including primary schools, public houses, and community amenities.

Towcester lies approximately 6 miles to the east, offering a comprehensive selection of shops, supermarkets, and services, together with leisure facilities. Northampton and Banbury are within easy reach, both providing mainline rail services to London and Birmingham.

Road communications are excellent, with access to the A43 and A5 within a short drive, and Junction 15A of the M1 approximately 12 miles away.

Property Information

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

Services: Water, Electricity, Drainage **Heating:** Air Source Heat Pump

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

Broadband: Super-fast available with up to 36Mbps 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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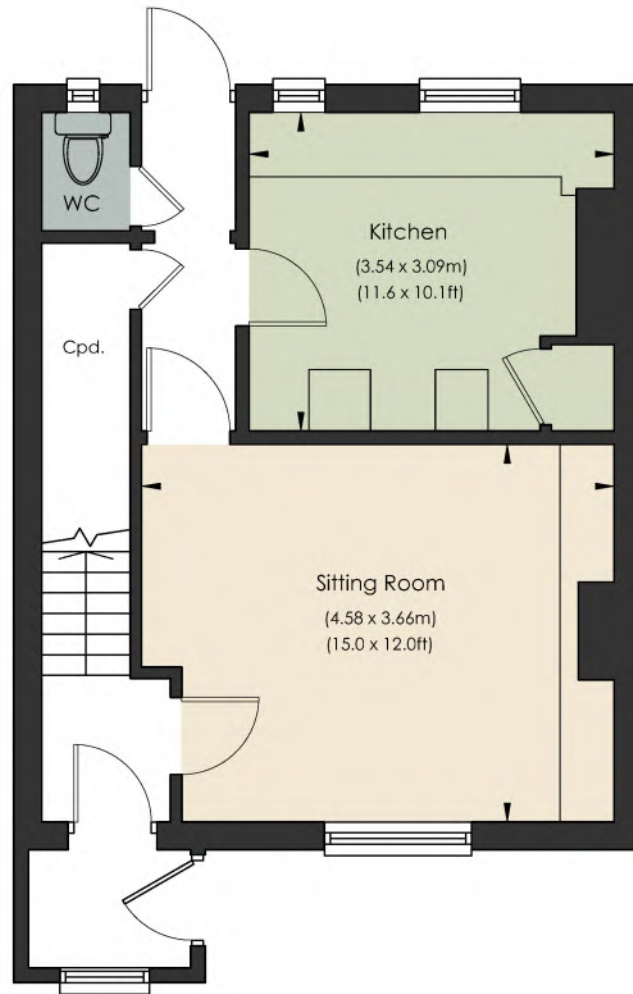
*This property is a Housing Association disposal and is sold as seen; a full survey is strongly recommended prior to submitting an offer. Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is **£25 per person**.*



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Blakesley Road, Woodend, NN12

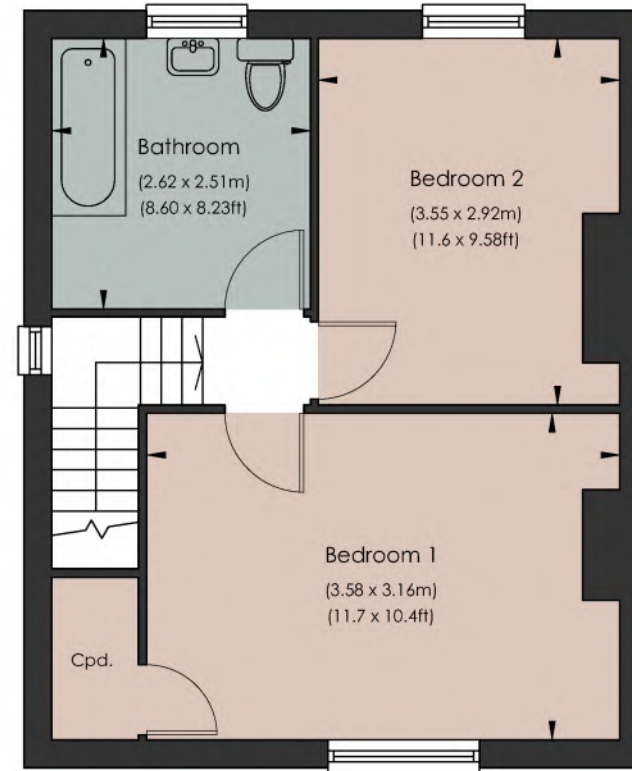
Approximate GIA (Gross Internal Area) = 77 sqm (829 sqft)



GROUND FLOOR GIA = 40 sqm (431 sqft)

David Cosby Chartered Surveyors & Estate Agents

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.



FIRST FLOOR GIA = 37 sqm (398 sqft)





WOODEND

01327 361664

enquiries@davidcosby.co.uk
www.davidcosby.co.uk



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@ enquiries@davidcosby.co.uk

01327 361664

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