



Pleasant Row

Woodford, Northamptonshire NN14 4HP



Simpson & Partners



Enjoying delightful views across the surrounding countryside, this charming two-bedroom residence is nestled within the highly sought-after village of Woodford and is offered to the market with the added advantage of no onward chain.

Presenting an excellent opportunity for a wide range of buyers, the property offers well-proportioned accommodation with exciting scope to personalise and add value. The ground floor comprises a welcoming entrance hall, a comfortable living room, and a fitted kitchen/dining room, complemented by a separate utility area and a useful rear hallway.

To the first floor are two generous double bedrooms, a versatile office/study ideal for those working from home, and a well-appointed family bathroom.

Externally, the property benefits from allocated off-road parking to the front, while its enviable position allows for attractive open countryside views, creating a wonderful sense of space and tranquillity.

Homes in this desirable village setting are always in demand, and with the added benefit of no onward chain, early viewing is strongly recommended. Energy rating to be confirmed.

Living Room - 2.99 x 3.75

Kitchen Breakfast Room - 2.98 x 2.46

Bedroom 1 - 3.11 x 3.73

Bedroom 2 - 2.99 x 2.51

Bathroom - 2.51 max x 2.50 max

Study - 2.96 x 1.64

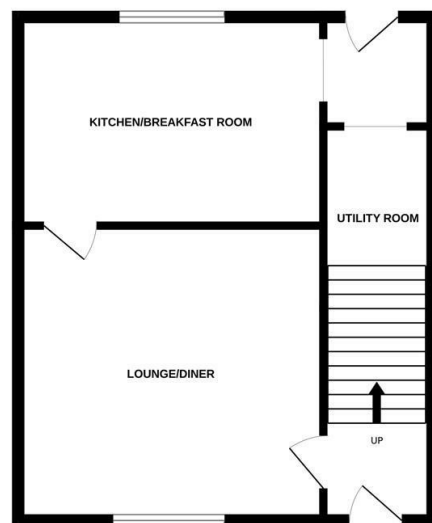


£160,000

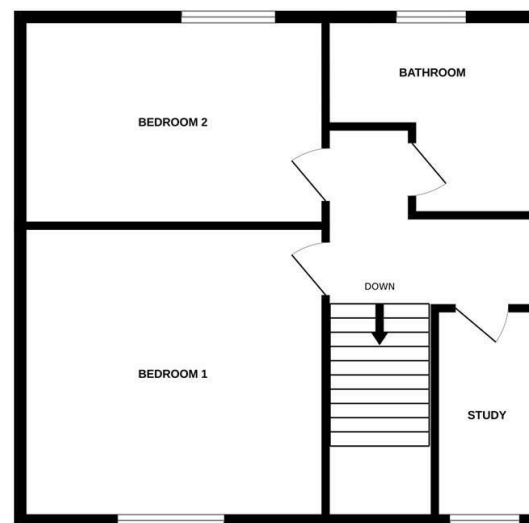




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given
Made with Metropix ©2026



Energy Efficiency Rating

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



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ