



14 Shortlands Close, Helmdon, Brackley, Northants NN13 5QR
Guide price £350,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A semi-detached house located in the heart of this popular village offered with no onward chain.

Entrance porch | Entrance hall | Living room | Separate dining room | Kitchen | Utility | Conservatory | Ground floor cloak/WC | Three first floor bedrooms | Shower room | Private rear garden | Garden to front | Driveway and garage

Providing well proportioned accommodation throughout, a three bedroom semi-detached house complemented by mature established private rear garden, garage and driveway. The property has been well maintained but would now benefit from updating and enjoys elevated views over the village and nearby countryside.

Ground Floor

Front door leads to **Porch**. **Porch** leads to hallway. Stairs rising off to the first floor, useful under stair storage. Door to:

Living room: Double glazed window to front aspect. Double doors giving access to the **Dining room** and double doors giving access to the:

Conservatory: UPVC construction with poly-carbonate roof, tiled flooring, windows overlooking garden and double doors giving access to the garden.

Kitchen: A range of contemporary Shaker style wall and base units, complementary tiled splashback areas, inset sink and drainer, free space for fridge/freezer, space for cooker, useful under stairs storage cupboard, door to:

Utility room: Stainless steel sink unit and drainer, a range of wall and base units, free space for washing machine, space for tumble dryer, space for fridge/freezer, tiling and splashback areas. Door to rear.

Ground floor cloak/WC: Pedestal hand basin with low level WC, tiling to splashback areas.

First Floor

Landing: Access to loft.

Master bedroom: To front aspect. Fitted wardrobes, window to front.

Bedroom two: Is a double bedroom with window to rear. Airing cupboard housing a hot tank and immersion heater.

Bedroom three: Is a single bedroom to front aspect.

Shower room: A white suite comprising of shower cubicle, hand basin with inset vanity unit, low level WC, tiling to splashback areas.

Windows are all double glazed, Economy 7 electric heating.

Outside

Rear garden: Is enclosed by fencing giving a good degree of privacy, a well established laid to lawn fully stocked flower shrubs, bushes, vegetable patch, space for hard standing green house. Access to front and back is via a pathway, outside tap. Approximately 40ft square. Attached to the property is a brick built larger than average **Single garage** with light and power connected, metal up and over door.

Front: Open plan laid to lawn, flower shrubs and bushes. Driveway to front providing ample parking for 2 to 3 vehicles.

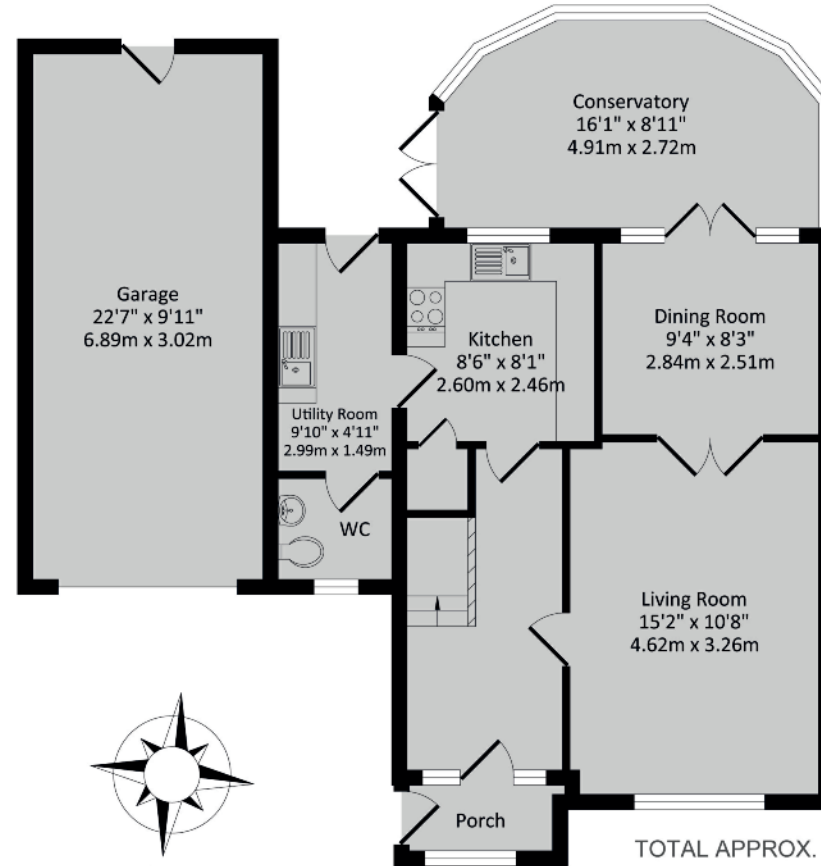
Services: All Council Tax Banding: D
Authority: Cherwell District Council



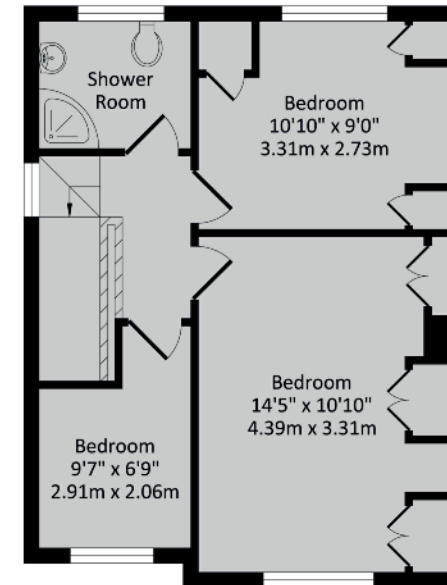


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Ground Floor
 890 sq.ft. (82.70 sq.m.) approx.



First Floor
 413 sq.ft. (38.40 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1303 sq.ft. (121.10 sq.m.) approx.

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. This plan is for illustrative purposes only and should 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 or efficiency can be given.



Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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