



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

## High Street, Woodford NN14 4HF Sold By Auction - Freehold Guide Price £85,000

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

**CASH BUYERS ONLY – TO BE SOLD VIA AUCTION - Calling all investors and developers! Offered with no upward chain and situated opposite Woodford Village Green is this mature three storey three bed roomed end of terraced property with benefits to include electric heating and double glazing however the property requires significant refurbishment and redecoration. The accommodation briefly comprises lounge, dining room, kitchen, rear lobby, down stairs bathroom, utility room, shower room, first floor landing - two bedrooms, second floor landing - further bedroom, rear courtyard garden.**

Entry via part glazed front door through to:

#### Lounge

13' 0" x 9' 9" max (3.96m x 2.97m)

Solid fuel fire place with tiled surround and raised hearth, window to front aspect, door through to:

#### Dining Room

14' 3" narrowing to 10' 5 x 9' 4" (4.34m x 2.84m)

Cupboard to chimney breast recess, wall mounted electric storage heater, further windows to rear and side aspects, stairs rising to first floor landing, door through to:

#### Kitchen

11' 8" x 5' 4" (3.56m x 1.63m) (This measurement includes area occupied by the kitchen units)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, further eye and base level units providing work surfaces with tiled splash backs, electric cooker space and point, windows to both side aspects, door through to:

#### Rear Lobby

Glazed door to side aspect and airing cupboard housing water cylinder with shelving over, door through to:

#### Downstairs Bathroom

Comprising low flush W.C, pedestal hand wash basin, paneled bath with tiled splash backs, wall mounted electric heater, window to side aspect.

#### First Floor Landing

Stairs rising to bedroom two, doors to:

#### Bedroom One

11' 4" x 9' 5" (3.45m x 2.87m)

Window to front aspect, built-in wardrobe.

#### Bedroom Three

10' 7" x 7' 5" max (3.23m x 2.26m)

Window to rear aspect.

#### Bedroom Two

11' 5" x 10' 5" (3.48m x 3.18m)

Window to front aspect, wall mounted electric heater, built-in wardrobe.

#### Outside

Access externally by glazed door through to:

#### Utility Room

8' 0" x 5' 6" (2.44m x 1.68m)

Fitted to comprise stainless steel single drainer sink unit with cupboard under and work surfaces, tiled splash backs, plumbing for washing machine and space for tumble dryer, wall mounted electric heater, loft access, window to side aspect, door through to:

#### Shower Room

Comprising low flush W.C, shower cubicle, window to side aspect, wall mounted electric heater.

#### Outside

Rear Garden - Patio style garden, mainly gravelled and concreted with two wooden sheds. gated rear pedestrian access.

#### Material Information

The tenure of this property is freehold.

#### Energy Performance Rating

This property has an energy rating of TBC. The full Energy Performance Certificate is available upon request.

#### Council Tax

We understand the council tax is band B (£1,768 per annum. Charges for 2025/2026).

#### Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

#### Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

#### Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

#### Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

#### General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website – [www.richardjames.net](http://www.richardjames.net)

#### Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

