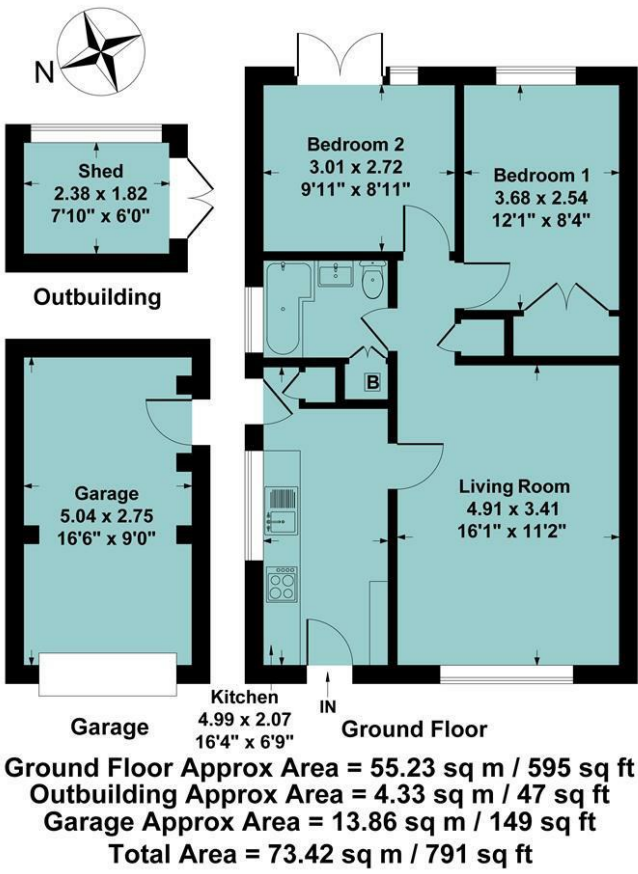
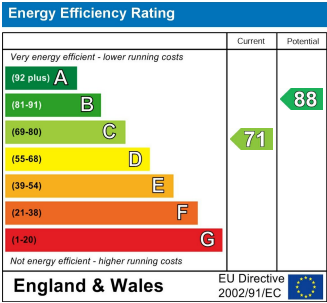


Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



49 Central Avenue
Woodford Halse



49 Central Avenue, Woodford Halse,
Northants, NN11 3QQ

Approximate distances
Banbury 11.5 miles
Daventry 9 miles
Milton Keynes 24 miles
Junction 11 (M40 motorway) 10 miles
Junction 12 (M40 motorway) 9 miles

OFFERED TO THE MARKET CHAIN FREE IS THIS TWO BEDROOM SEMI-DETACHED BUNGALOW LOCATED ON THE EDGE OF THE VILLAGE AND BENEFITTING FROM A GENEROUS REAR GARDEN PLUS A GARAGE AND DRIVEWAY PARKING FOR SEVERAL CARS.

Kitchen/breakfast room, lounge/dining room, two bedrooms, bathroom, front and rear gardens, garage and driveway parking. Energy rating C.

£260,000 FREEHOLD



Directions

From the M40 roundabout, take the A361 towards Daventry. Follow this road, passing through the villages of Wardington and Chipping Warden. On reaching Byfield, turn right at the mini-roundabout signposted Woodford Halse. Continue straight along this road and on reaching the village, take the first right hand turning into Membris Way and then turn left into Central Avenue, where the property will be found on the left hand side identified by our 'For Sale' board.

Situation

Woodford Halse is a larger than average village with a wealth of amenities including shops, public house, takeaway/restaurant and a primary school. It is well placed for travel being within approximately 20 minutes drive of the M40 at Banbury and M1 at Northampton. There is a regular bus service connecting with Daventry and Banbury.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- * Kitchen/breakfast room fitted with a range of base and eye level units with neutral worktops over, space for freestanding cooker with extractor over, space and plumbing for dishwasher, space for fridge freezer, breakfast bar, door to front, door and window to side, doorway through to lounge.
- * Spacious lounge/diner with large window to front, ample space for dining furniture, door to rear hallway.
- * Rear hallway with doors to both bedrooms, door to bathroom, storage cupboard and hatch to loft.
- * Bedroom one is a double with built in wardrobes, window to rear garden.
- * Bedroom two is a single with double doors leading to rear garden.
- * Bathroom fitted with a white suite comprising P shaped panelled bath with shower over, WC and wash hand basin, tiled walls, window to side. Airing cupboard housing the wall mounted gas boiler with space and plumbing below for a washing machine.

- * Rear garden is private and enclosed, mostly laid to lawn with a garden path leading to the garage.
- * Garage fitted with an up and over door, solar lighting, personal door to garden.
- * In front of the garage you have a driveway with off road parking for several cars, small lawned area to the front.

Services

All mains services are connected. The boiler is located in the bathroom.

Local Authority

Daventry District Council. Council tax band B.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: C

A copy of the full Energy Performance Certificate is available on request.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.