



23 Boughton Road

Oakley Vale, Northamptonshire NN18 8NY



Simpson West

Simpson West are delighted to offer to the market for sale this much improved large three storey family home that is located within the popular Oakley Vale. The property itself boasts THREE generous double bedrooms and is within walking distance to the local school, shops and other amenities. The property comprises i an entrance hall, cloakroom w/c, modern fitted kitchen and large living/dining room. To the first floor there are two double bedrooms and a refitted main family bathroom. In addition to the second floor there is the master bedroom with dressing area and refitted en-suite shower room. To the rear is an enclosed garden with decked area. There is off road parking leading to a single detached garage. Early viewings are highly encouraged. Energy rating C. Council Tax Band C.

£224,950



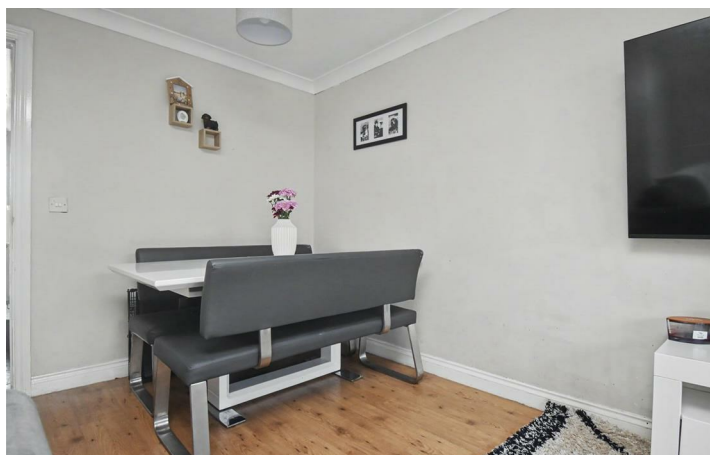
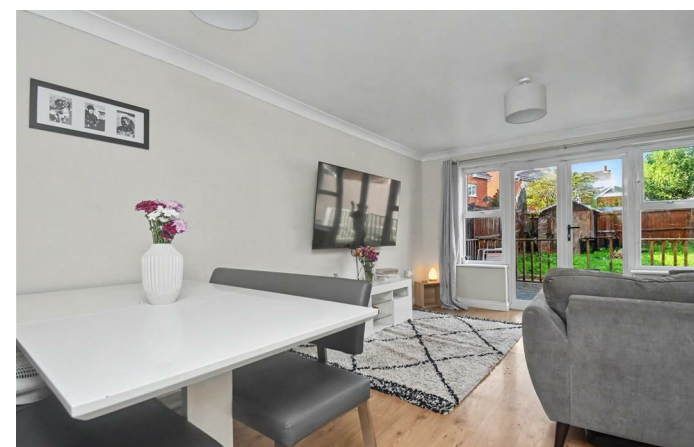
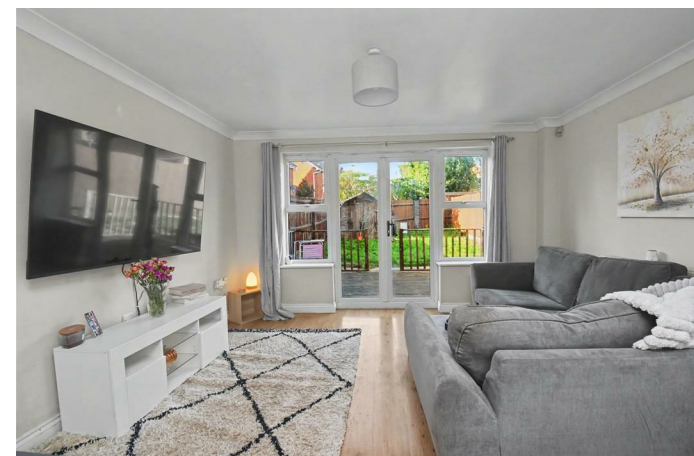
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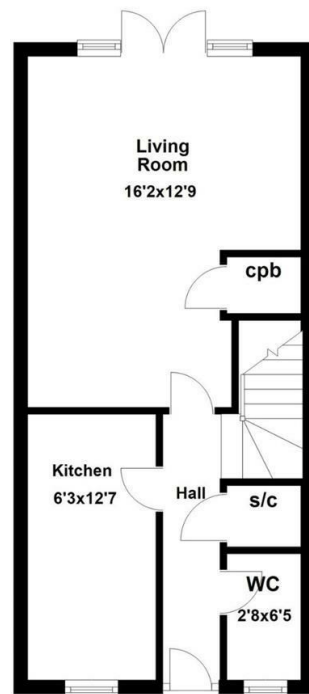


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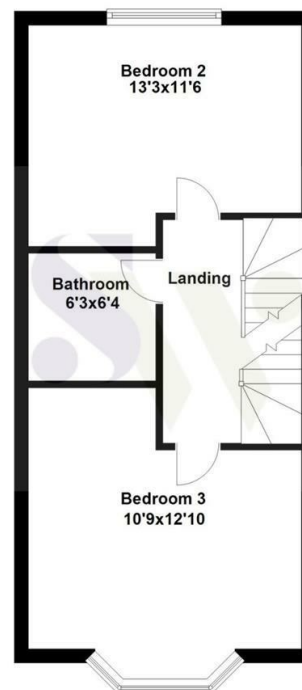


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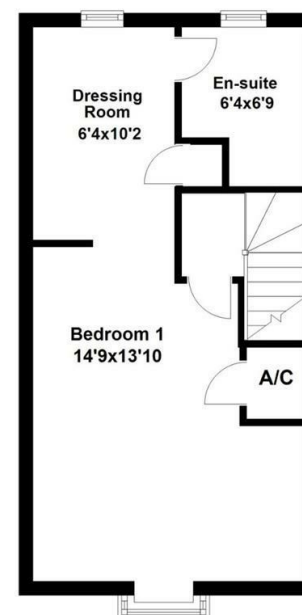
Ground Floor



First Floor



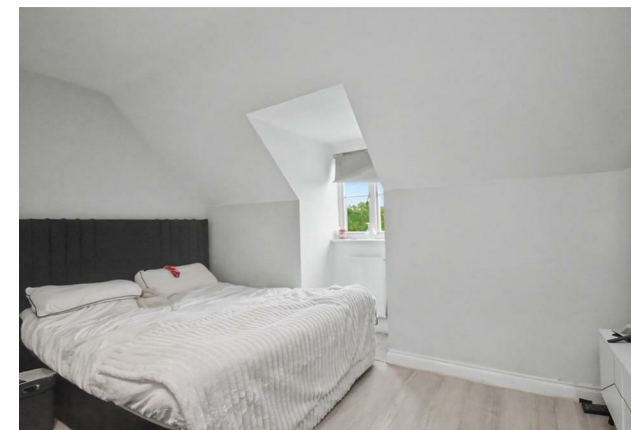
Second Floor



Floor plan not to scale - for guidance purposes only.
Floor plan created by Simpson West for their use.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson West, 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**.



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