laurence tremayne

Superior homes



31 Central Avenue, WOODFORD HALSE **Asking Price £250,000**

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more than just selling superior houses

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****NO UPPER CHAIN**VILLAGE LOCATION**VIEWING ADVISED****

Located in the SOUGHT AFTER Northamptonshire VILLAGE of WOODFORD HALSE is this WELL PRESENTED semi-detached bungalow. With accommodation comprising Upvc entrance porch, 12'7" kitchen, 15'10" lounge/diner, TWO DOUBLE BEDROOMS and a RE-FITTED SHOWER ROOM. Set on a good sized plot, outside there are both FRONT and REAR GARDENS a GENEROUS DRIVEWAY for several vehicles and SINGLE GARAGE. Further benefits include gas to radiator central heating and UPVC DOUBLE GLAZING. EPC - C

Entered Via
A Upvc double glazed door with Victorian styler outside courtesy light to one side, opening into :-

Entrance Porch
4'11" x 2'8" (1.5m x 0.81m) With Upvc double glazed windows to both side aspects and a further one to the front aspect, parquet wood laminate flooring, part glazed Upvc door into :-

Kitchen
12'7" x 7'4" (3.84m x 2.24m) Fitted with a range of eye and base level units with rolled edge work surfaces over and tiling above. Inset stainless steel single drainer sink unit with swan neck mixer tap over, space and plumbing for washing machine, space for under counter fridge and freezer, integrated stainless steel electric oven with Bosch electric hob over and concealed extractor fan. Wall mounted Bosch gas central heating boiler (installed in 2018). Tiling to water sensitive areas, tiled flooring, Upvc double glazed window and door to side aspect, white panel door to :-

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Lounge/Diner
15'10" x 9'10" (4.83m x 3m) A good sized room with Upvc double glazed windows to front aspect with single panel radiator under, glazed door to :-

Inner Hallway
White panel doors to two storage cupboards, bedrooms and shower room

Bedroom One
6'5" x 2'8" (1.96m x 0.81m) A lovely double room with built in double wardrobe to one corner with sliding doors, Upvc double glazed window to rear aspect, single panel radiator

Bedroom Two
10'5" x 8'11" (3.18m x 2.72m) Built in cupboard to corner, sliding patio doors to rear aspect, single panel radiator

Shower Room
5'9" x 4'11" (1.75m x 1.5m) Refitted with a white three piece suite comprising of vanity unit with close couple WC and wash hand basin with central chrome mixer tap and shelf to one side, corner shower cubicle with glass curved doors and cupboard over, aqua panels to walls, tiled floor, extractor fan, frosted Upvc double glazed window to side aspect





Outside

Front
Laid to lawn with a low level timber fencing dividing the neighbouring plot, open to the other side with a tarmac driveway running from the front boundary and to the garage, with access to the garden via a timber gate

Rear
A generous sized rear garden which is accessed from the patio doors at the rear of the property and also a timber gate set to the side. With a paved patio area directly to the rear of the bungalow, from here is the main lawned area and to the bottom of the garden there are raised flower beds edged with timber set onto low maintenance grey slate and with a further paved area to one side. The garden is enclosed by a combination of chain-link and timber fencing.

Garage
15'7" x 8'7" (4.75m x 2.62m) A brick built garage with pitched tiled roof offering additional storage into the eaves, metal up and over door, power and light connected

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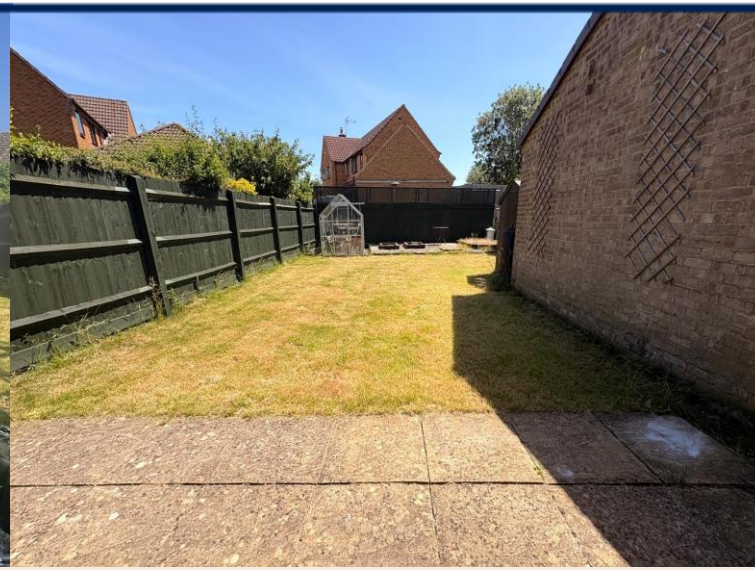
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Viewing strictly by appointment with the agent

AGENTS DISCLAIMER
Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.
MORTGAGE ADVICE
Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request. "YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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1 floorplans available on our **Website**

15 photos available on our **Website**