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A TWO BEDROOM VICTORIAN END OF TERRACE PROPERTY IN NEED OF RENOVATION situated in the heart of the village of Woodford Halse CLOSE TO LOCAL AMENITIES. Offered for sale with NO ONWARD CHAIN the accommodation briefly comprises entrance hall, lounge, dining room, kitchen. conservatory, downstairs bathroom and two double bedrooms to the first floor. Outside is a rear garden in need of work. EPC - D



Woodford Halse

01327 263333

18 Station Road, Woodford Halse, NN11 3RB
villageproperty@tremaynes.co.uk

17 photos available on our Website

3 floorplans available on our Website

£150,000

Castle Road, WOODFORD HALSE, West Northamptonshire

Entered Via
Part glazed Upvc door into:-

Hallway
Stairs rising to first floor with spindle balustrade, round port hole window to front aspect, part opaque glazed wooden door into bathroom, white panel door to living room, white panel door giving access to the cellar, opening through to dining room, double panel radiator, telephone point, wall light point.

Bathroom
9'5" (2.87) x 5'3" (1.6) reducing to 3'10" (1.17) Fitted with a three piece suite comprising of panel bath with electric shower over, pedestal wash hand basin and low level push flush WC, shaver point, extractor fan, single panel radiator, heated towel rail, airing cupboard with slatted shelving, wood effect laminate flooring.











Lounge
14'7" (4.45) reducing to 9'5" (2.87) x 11'10" (3.6) Feature brick fireplace with slabbed hearth and brick plinths to either side, Upvc double glazed windows to front and side aspect, double panel radiator, gas point for fire.

Dining Room
13'10" x 9'5" max (4.22m x 2.87m max) Three wall light points, built in cupboard to one corner with shelving above, aluminium frame window to side aspect, single panel radiator, opening through to:-

Kitchen
10'4" (3.15) reducing to 9'4" (2.84) x 9'10" (3) Fitted with a range of base and eye level units with rolled edge work surfaces over, single bowl single drainer stainless steel sink unit, wall mounted gas boiler, space for oven, space and plumbing for washing machine, space for fridge freezer, wooden frame window into conservatory, Upvc double glazed window to side aspect, extractor fan, single panel radiator, wood effect laminate floor, wooden stable door through too:-

Conservatory
8'10" x 8'6" (2.7m x 2.6m) Upvc double glazed windows to side aspect, aluminium frame door to side aspect giving access to the garden.

Landing
14'6" max x 5'8" (4.42m max x 1.73m) Upvc double glazed window to front aspect wooden spindle bannister wood panel doors, two bedrooms one and two

Bedroom One
13'4" (4.06) reducing to 9'2" (2.8) x 11'9" (3.58) Feature fire place, built in cupboard to one side of the chimney breast, two Upvc double glazed windows to side aspect.

Bedroom Two
19'5" (5.92) reducing to 18'2" (5.54) x 9'6" (2.9) Two Upvc double glazed windows too side aspect, feature fireplace, access to loft.

Cellar
26'11" (8.2) reducing to 24' (7.32) x 18'4" (5.6) reducing to 13'1" (4) Large cellar with the potential to add to the living accommodation.

Outside
Accessed from the conservatory on to concrete patio with steps rising to a paved patio area. Gated access to front of the property and a further gate giving access to rear alleyway. Enclosed to one side with a 6 ft brick wall and wooden fence panels to the other two sides











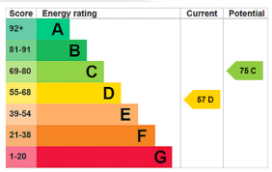
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24 Castle Road





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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