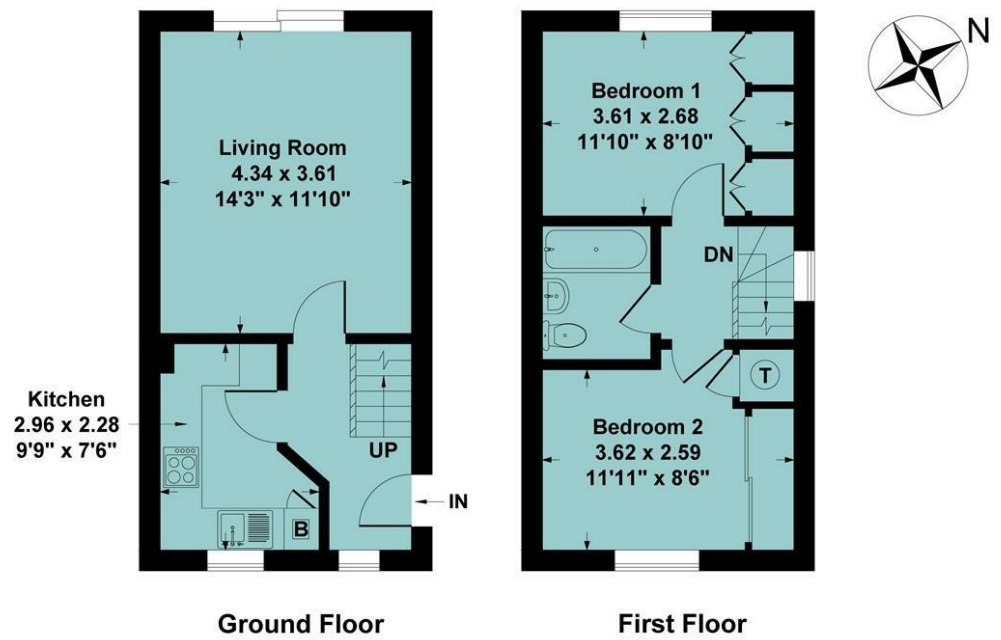


**Agents Note**

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.

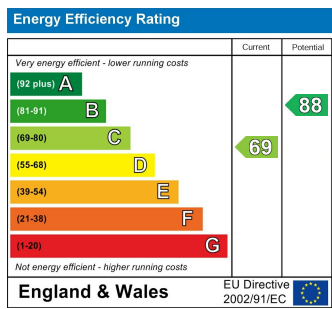
**Referral fees**

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.



**Ground Floor Approx Area = 26.89 sq m / 289 sq ft**  
**First Floor Approx Area = 26.89 sq m / 289 sq ft**  
**Total Area = 53.78 sq m / 578 sq ft**

Measurements are approximate, not to scale, illustration is for identification purposes only.  
[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



01295 271414 [ankerandpartners.co.uk](http://ankerandpartners.co.uk) [post@ankerandpartners.co.uk](mailto: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.



11 Heron Close  
 Woodford Halse



# 11 Heron Close, Woodford Halse, Northamptonshire, NN11 3EN

Approximate distances  
Banbury 12 miles  
Daventry 8.5 miles  
Northampton 18 miles  
Milton Keynes 24.5 miles  
M40 (junction 11) 11.5 miles

**A TWO BEDROOM SEMI DETACHED HOUSE OFFERED TO THE MARKET CHAIN FREE LOCATED IN A QUIET CUL DE SAC PERFECT FOR FIRST TIME BUYERS OR INVESTORS**

**Entrance hall, kitchen, lounge/diner, two double bedrooms, family bathroom, rear garden, off road parking. Energy rating C.**

**£230,000 FREEHOLD**



## Directions

From Banbury proceed along the A361 towards Daventry. Travel through Wardington and Chipping Warden continuing to Byfield. Before leaving the village turn right where signposted to Woodford Halse along the Byfield road. Follow this road and after passing the fire station, turn right into Phipps Way. Take the second turning right into Mallard Drive and then turn left where Heron Close will be found on your right hand side after a short distance. A "For Sale" board has been erected for ease of

## 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:

\* Entrance hall with space for coats and shoes, small window to front, door to sitting room, door to kitchen, stairs to first floor.

\* Kitchen fitted with a range of base and eye level units with worktops over, inset sink, space for free standing fridge freezer, space and plumbing for washing machine, integrated oven with four ring gas hob and extractor over, window to front, wall mounted gas boiler.

\* Sitting room with adequate space for all furniture, laminate flooring, patio doors opening to the garden.

\* The master bedroom is a large double at the rear with a window overlooking the rear garden and fitted wardrobe.

\* Bedroom two is also a double with a window to the front and built-in wardrobes.

\* Family bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, part tiled walls, laminate flooring and an extractor fan.

\* The rear garden comprises a patio area, a border of shrubs and bushes and a large lawned area. Garden shed. Gated side access.

\* At the front there is a small lawned area and off road parking for two vehicles.

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

**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.

**Services**  
All mains services are connected. The boiler is located in the kitchen.

**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.