



49 Central Avenue

Woodford Halse

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.

£250,000 FREEHOLD



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.

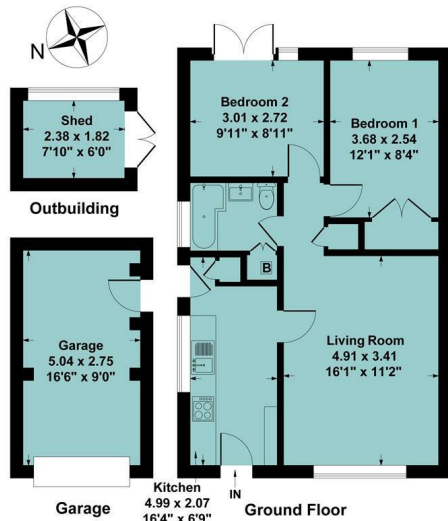
Energy rating: C

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.

Floor Plans



Ground Floor Approx Area = 55.23 sq m / 595 sq ft
 Outbuilding Approx Area = 4.33 sq m / 47 sq ft
 Garage Approx Area = 13.86 sq m / 149 sq ft
 Total Area = 73.42 sq m / 791 sq ft

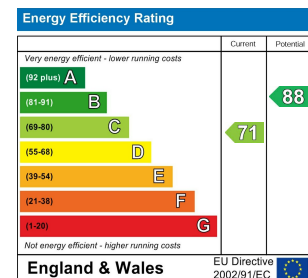
Measurements are approximate, not to scale, illustration is for identification purposes only.

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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.