



7c Anscomb Way, Woodford Halse, Northamptonshire, NN11 3SR

DEBBIE COX
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7c Anscomb Way, Woodford
Halse, Northamptonshire,
NN11 3SR

Guide Price: £179,994

Welcome to this beautifully presented property which has undergone many improvements by its current owner, including a single storey extension to the rear. Situated within walking distance from the many village amenities, this property offers superb living accommodation and benefits off-road parking and an enclosed rear garden. (Quote Ref DC1031)

FEATURES

- NO UPWARD CHAIN
- Extended Living Space
- Double Glazing
- Gas Central Heating
- Off-Road Parking
- Enclosed Rear Garden
- Close to Local Amenities
- Close to Countryside Walks

VIEWINGS

Strictly by appointment only.



Property Highlights

Originally built in the late 1990's, this home is set in the heart of Woodford Halse where you can enjoy both the convenience of many local amenities within walking distance, and the tranquillity of the countryside surrounding the village. Whether you are a first-time buyer, investor or downsizing from your existing property, this home is immaculately presented and ready to settle straight in.

Interior Spaces

Upon entering, you are greeted by a welcoming entrance hall, benefiting from three substantial open storage areas. To the right there is a well equipped kitchen with space for an oven with extractor over, spaces for washing machine and fridge freezer. Continuing through the property, the well-proportioned sitting room offers a comfortable space to relax and unwind. The sympathetic extension to the rear with its well-proportioned skylight has created a light and airy additional living space, offering a breakfast/dining area with sliding patio doors leading to the enclosed rear garden.

First Floor

The carpeted stairs lead you to the first floor with natural light from a window to the front elevation and a substantial airing cupboard with deep shelving over the stairs, providing ample storage. There is a well proportioned, spacious double bedroom to the front of the property. The bathroom is clean and well presented with a fitted bathroom suite.

Outdoor Spaces

There is off-road parking to the front of the property with space for bins and an outside electric point. To the rear of the property, the low maintenance garden is enclosed by panelled fencing and has been landscaped with paving providing space for a table and chairs, and a pathway leading to the gated access at the bottom of the garden. The remainder of the garden has been laid to gravel and bark with established borders. There is space for a shed.

Location

This property is situated in the heart of the village within easy reach of the village centre with ample local amenities including convenience shops, post office, chemist, community café, butchers, library, takeaways and a pub. The nearest Doctors surgery is situated in the neighbouring village of Byfield. There are also a variety of local community groups, clubs and societies.

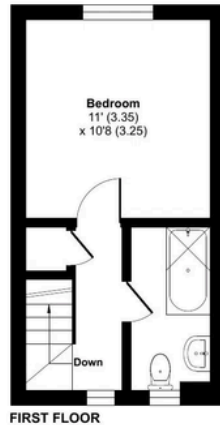
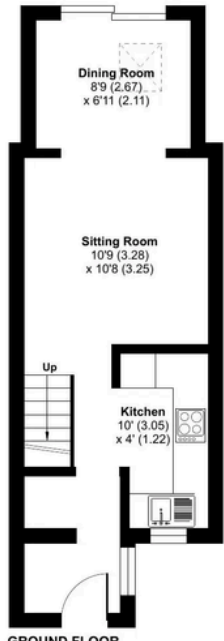
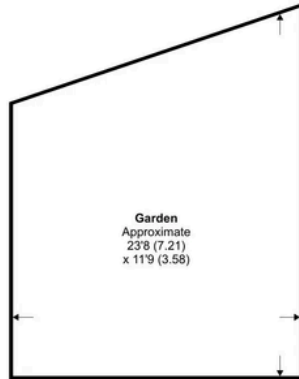
There are beautiful countryside and woodland walks both within and on the outskirts of the village offering a variety of walking routes. The Alpaca trekking facility within the village has proven very popular! Popular with commuters, Woodford Halse is located conveniently for the A361 leading towards the market town of Daventry and the M1 motorway to the North and Banbury and the M40 motorway to the South. There are mainline railway stations at both Banbury (London 50 mins) and Rugby (London 57 mins).



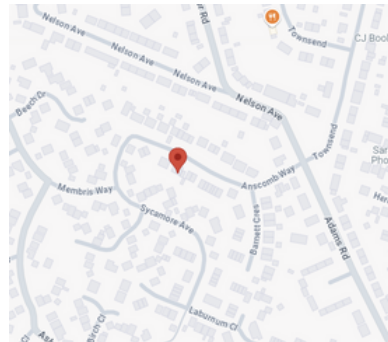
Anscomb Way, Woodford Halse, Near Daventry, NN11

Approximate Area = 540 sq ft / 50.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	75	
(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	



Local Authority
West Northamptonshire Council
Angel Street
Northampton
Tel:0300-126700
Council Tax Band - A

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Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/0534-2729-6409-0819-3296>, or contact the agent for a copy in PDF format.