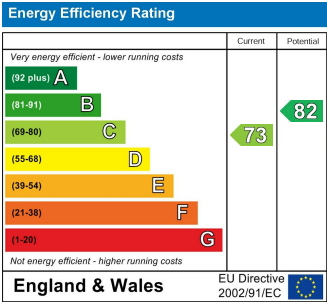
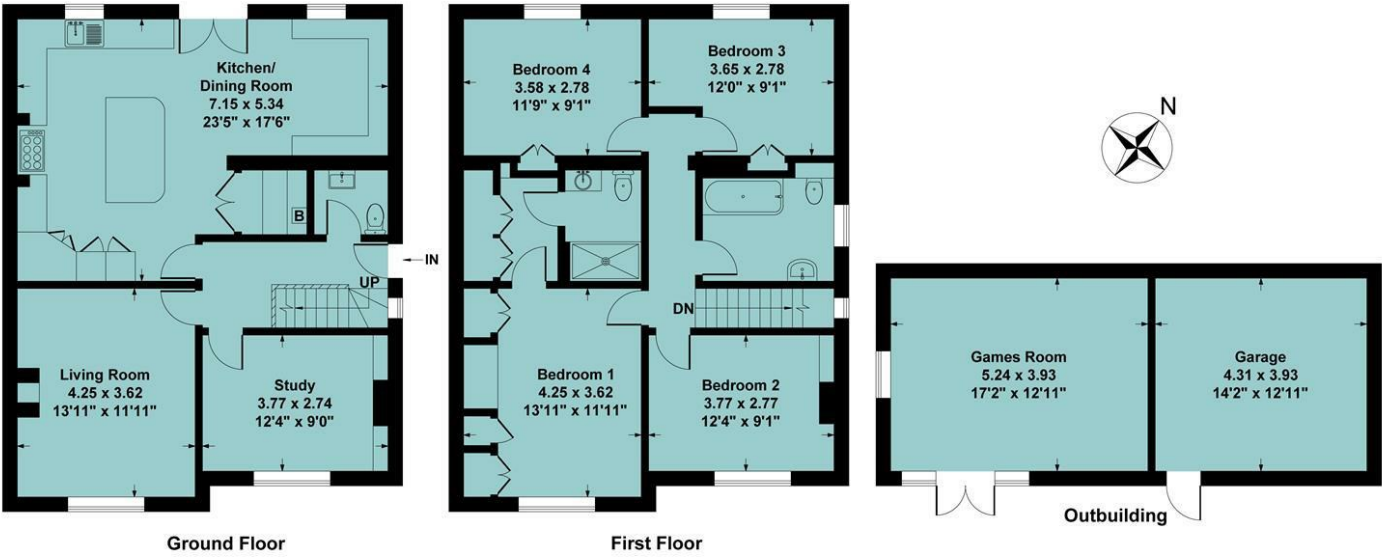


Agents Note

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 = 71.45 sq m / 769 sq ft
First Floor Approx Area = 71.45 sq m / 769 sq ft
Outbuilding Approx Area = 38.12 sq m / 410 sq ft
Total Area = 181.02 sq m / 1948 sq ft

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

www.focuspointhomes.co.uk

01295 271414 ankerandpartners.co.uk 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.



10 Gorse Road
Woodford Halse



10 Gorse Road, Woodford Halse,
Northamptonshire, NN11 3QN

Approximate distances
Banbury 11.5 miles
Daventry 9 miles
Milton Keynes 24 miles
Junction 11 (M40 motorway) 10 miles
Junction 12 (M40 motorway) 9 miles

AN EXTENDED FOUR BEDROOM SEMI DETACHED
FAMILY HOME IN THE POPULAR VILLAGE OF
WOODFORD HALSE

Entrance hall, living room, kitchen/dining room,
study, downstairs WC, four bedrooms, dressing
area, ensuite, family bathroom, games room, rear
garden, driveway. Energy rating C.

£365,000



Directions

From the M40 roundabout, take the A361 towards Daventry. Follow this road, passing through the villages of Wardington and Chipping Warden. On reaching Byfield, turn right at the mini-roundabout signposted Woodford Halse. Continue straight along this road and Gorse Road will be found as the third turning on the right hand side. Take another right and the property will be found after a short distance. A "For Sale" board has been erected for ease of identification.

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:

- * An extended semi detached four bedroom home.
- * Study ideal for home workers.
- * Games room.

* Entrance hall with stairs to first floor and doors to all rooms.

* Beautiful kitchen/dining room with a range of built-in wall and base mounted units with island. Integrated appliances to include fridge freezer, washing machine and dishwasher, space for oven, built-in seating area with window overlooking the garden and patio doors opening to garden.

* Downstairs study ideal for home workers with window to front.

* Downstairs WC with vanity wash hand basin and WC.

* The master bedroom is a double with built-in wardrobe and drawers, window to front and door to dressing area with further built-in wardrobes. Ensuite comprising wash hand basin, WC and shower cubicle.

* First floor landing with window to side.

- * The second bedroom is also a double with a window to the front.
- * Two further bedrooms both with a built-in wardrobe and windows overlooking the rear garden.
- * Modern family bathroom fitted with a suite comprising bath, vanity wash hand basin, WC and extractor fan.
- * Good sized rear garden with patio area ideal for table and chairs with the remainder mostly laid to lawn. Access to games room which has light and power connected. This space could also be utilised as an outside office/gym.
- * Further storage area.
- * Spacious front driveway with parking for at least three cars.

Services

All mains services are connected. The gas fired boiler is located in a cupboard 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.

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.