



Residential Sales, Lettings and Mortgages

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2 Furniss Close Woodford Halse NN11 3TJ



*** Three Bedrooms**

*** Fitted Kitchen with Appliances**

*** No Upper Chain**

*** Sought After Location**

£239,995

A very well maintained and beautifully presented three-bedroom family home situated in a quiet location within this sought after village. The property benefits from Upvc double-glazing, gas radiator central heating (replacement Worcester Bosch boiler) and a Upvc rear conservatory providing useful additional living space. Outside an enclosed rear garden whilst to the front is off road parking for two cars. The spacious accommodation comprise entrance hall, cloakroom, kitchen/diner with built in appliances, lounge, conservatory, first floor landing, three bedrooms and bathroom with en suite.



2 Furniss Close, Woodford Halse, Northants, NN11 3TJ

ENTRANCE HALL

Entered via a Upvc double glazed door, stairs rising to the first floor, radiator, smoke alarm, under stairs cupboard with plumbing for washing machine. Doors giving access to cloakroom, kitchen/diner and lounge.

CLOAKROOM

Wash hand basin with tiled splash backs, low level WC, radiator, frosted Upvc double glazed window to front aspect and Amtico flooring.

KITCHEN/DINER

15'9" x 8'10" narrowing to 7'8" in the dining area.(4.80m x 2.69m narrowing to 2.34m) Fitted with a range of Shaker style base and eye level units with work surfaces over, one and a half bowl, single drainer sink unit with mixer tap over. Built in oven and hob with extractor over, built in Bosch dishwasher and fridge/freezer, Amtico flooring, radiator, Upvc double glazed window to front aspect.



LOUNGE

15'5" x 10'6" max (4.70m x 3.20m) Upvc double glazed bi-fold doors to conservatory, Amtico flooring, radiator and television point.



CONSERVATORY

10'11" x 8'10" (3.33m x 2.69m) UPVC double glazed conservatory set on a dwarf brick wall, privacy tinted glass throughout, Amtico flooring, double doors leading to garden.



FIRST FLOOR LANDING

Built in cupboard housing Worcester Bosch gas fired combination boiler for the central heating system with Hive controls. Radiator, access to loft area with pull down ladder, boarded in the centre and shelving. Doors giving access to:

MASTER BEDROOM

12'9" x 10'3" (3.89m x 3.12m) Upvc double glazed window to front aspect, radiator, built in wardrobe and door to:

EN SUITE SHOWER ROOM

Three piece suite comprising of shower cubicle, wash hand basin, low level WC, tiled splash areas, radiator and Amtico flooring.

BEDROOM TWO

11'11" x 10'6" (max) (3.63m x 3.20m (max) Upvc double glazed window to rear aspect, radiator and built in wardrobes.

BEDROOM THREE

8'10" 9max) x 8'4" (2.69m x 2.54m) Upvc double glazed window to rear aspect and single radiator.

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FAMILY BATHROOM

Three piece suite comprising of panelled bath fitted with a shower over, pedestal wash hand basin, low level WC, tiled splash areas, radiator, Upvc double glazed window to front aspect and Amtico flooring.

OUTSIDE

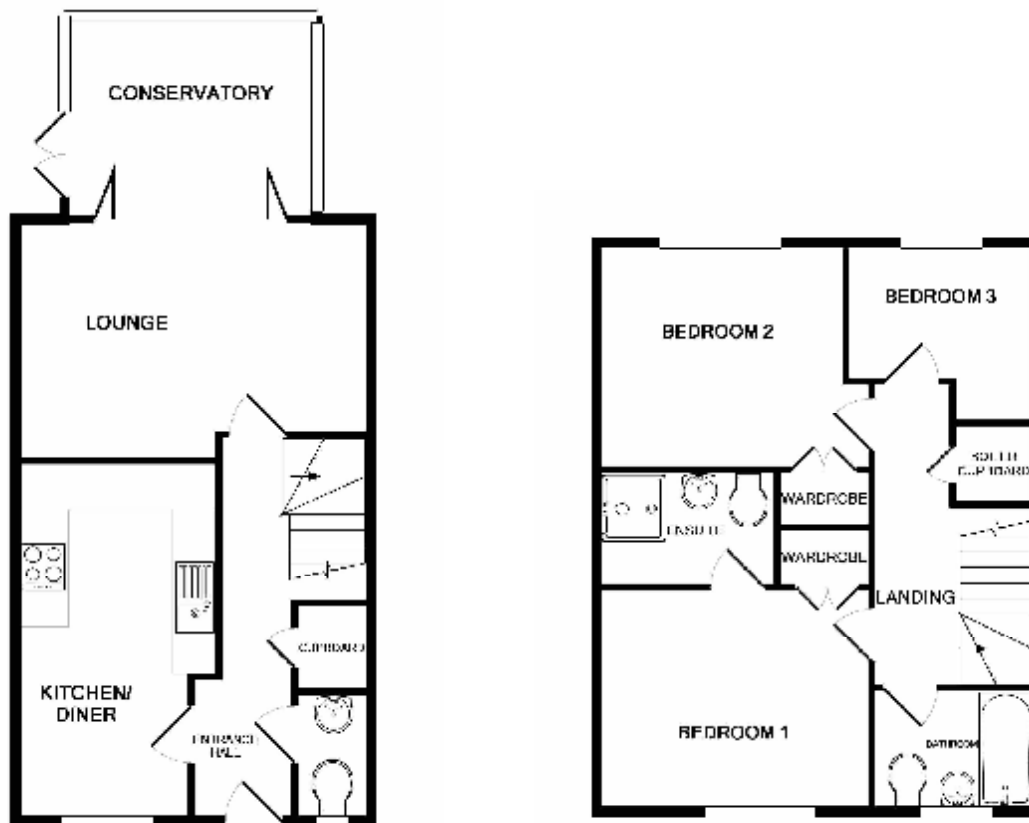
To the rear is a good size garden laid mainly to lawn, enclosed by timber fencing. There is also a garden shed to the rear of the garden. Access to the front of the property.

To the front is a small gravelled garden area leading to private parking area for two cars.

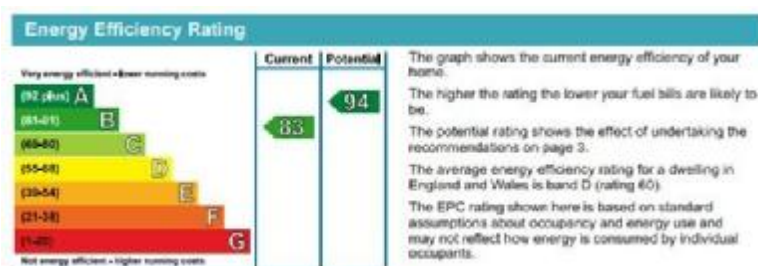


FLOOR PLAN

Floor plans are provided for general guidance only and may not be to scale.



ENERGY PERFORMANCE CERTIFICATE



VIEWING

Strictly by prior appointment through Danetre Estate Agents on 01327 703252.

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TENURE

The seller advises that the property is Freehold we have not had sight of the title documents and therefore the buyer is advised to obtain verification from their own solicitor.

COUNCIL TAX

You are advised to contact the local authority for details.

PROPERTY RENTALS

BUYING TO LET? We offer a comprehensive lettings and management service at highly competitive rates. As a respected local estate agent we offer professional and friendly advice from experienced staff, marketing from our prominent centrally located office, regular press and extensive internet advertising, prominent To Let boards and clear helpful literature. As a landlord you will want to find the right tenant as quickly as possible. It is important therefore to choose an agent who will look after your interests. As well as a Competitive Fee Structure and Specialist Tenant Referencing we also provide FREE Six Month Rent Guarantee and Legal Expenses Insurance for each new tenant on managed properties. **Call on 01327 703252 to discuss your requirements**

INDEPENDENT MORTGAGE ADVICE



Danetre Estate Agents can now refer you for independent mortgage advice by introducing you to APH Financial Management Services. APH aim to give you choice from all the major lenders. Your existing lender may not be able to offer the mortgage you need so let APH do the hard work and find the most suitable lender for your personal circumstances. Their computerised mortgage selection software will do just that, saving you both time and effort.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Usually no fees are charged for mortgage advice, however APH Financial Management Services do offer a fee based option and charge up to 1.5% of the loan amount.

To arrange a **FREE, NO OBLIGATION, CONFIDENTIAL CONSULTATION** either in the comfort of your own home or our private interview room call

Mark Singleton, APH Financial Management Services 01327 703252

FIXTURES, FITTINGS, APPLIANCES

The Fixtures, Fittings & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Prospective purchasers are advised to satisfy themselves as to their working order and condition.

MEASUREMENTS

All dimensions are approximate and unless otherwise stated are taken at the widest points.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

GENERAL

Although every care has been taken with the preparation of these particulars, complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.