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Fay Close, Woodford Halse, NN11 3QY

£265,000 Bungalow

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold





Property Summary

Introducing to the market, a well appointed and well presented two bedroom semi-detached bungalow located in the desirable village of Woodford Halse.

Features & Utilities

- ✓ Two Bedroom Bungalow
- ✓ Semi Detached
- ✓ Well Presented
- ✓ Garage
- ✓ Well Appointed
- ✓ Multiple Off Road Parking
- ✓ Front & Rear Gardens
- ✓ Cul-De-Sac Location
- ✓ uPVC Double Glazing & Gas Radiator Heating
- ✓ Desirable Village Location

Property Overview

Introducing to the market, a well appointed and well presented two bedroom semi-detached bungalow located in the desirable village of Woodford Halse. The full accommodation comprises entrance hall, kitchen, lounge, inner hall, two double bedrooms and bathroom. Outside, the front garden is laid to lawn and the rear garden is enclosed with a spacious gated driveway to the side of the property, leading to the garage. EPC Rating: TBC. Council Tax Band: B

ENTRANCE

Composite entrance door with double glazed decorative panel. Radiator. Doors to:

LOUNGE 4.88m x 3.52m (16' x 11'6")

uPVC double glazed window to front elevation. Radiator.

KITCHEN 3.69m x 2.07m (12'1" x 6'9")

uPVC double glazed window and door to side elevation. Radiator. A range of wall and base units. Integrated oven, electric hob and extractor. Full height tiling. Tiled floor. Stainless steel sink with mixer tap.

INNER HALLWAY

Storage cupboard. Doors to:

BEDROOM ONE 3.66m x 2.48m (12' x 8'1")

uPVC double glazed French doors to garden. Radiator. Built in wardrobe.

BEDROOM TWO 2.72m x 3.02m (8'11" x 9'10")

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

uPVC double glazed window to side elevation. Chrome heated towel rail. Suite comprising low level WC, pedestal sink and bath with shower over. Full height tiling.

OUTSIDE

FRONT GARDEN

Generous size lawn. Block paved driveway offering off road parking for multiple vehicles. Direct access into garage.

REAR GARDEN

Mainly laid to lawn. Enclosed via wooden panel fencing. Patio spanning the width of the property.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating

Parking – Off-street

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

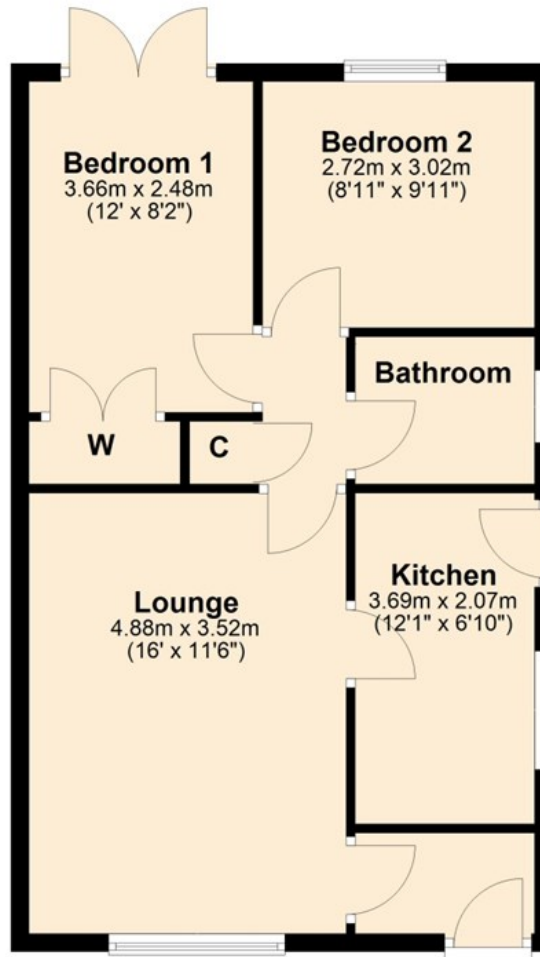
AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

Ground Floor

Approx. 52.9 sq. metres (569.2 sq. feet)



Total area: approx. 52.9 sq. metres (569.2 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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