



Total area: approx. 109.3 sq. metres (1176.9 sq. feet)



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Paddock Road Woodford NN14 4FL
Freehold Price £350,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

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74 High Street Rushden
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Situated within a small modern development on the outskirts of the popular village of Woodford is this well presented modern four bedroomed end terrace property with features to include a 21ft kitchen/dining room with integrated appliances, a spacious 21ft lounge, gas radiator central heating, uPVC double glazing and offers an en suite shower room to the master bedroom, fitted wardrobes to two bedrooms and off road parking and single garage to the rear. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, utility room, four bedrooms with en suite shower to master, family bathroom, front, side and rear gardens, garage and a driveway.

Enter via part glazed front door through to:

Entrance Hall

Stairs rising to first floor landing, telephone point, radiator, doors to:

Downstairs W.C.

Two piece suite comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, tiled flooring, radiator, extractor.

Lounge

21' 2" x 11' 4" (6.45m x 3.45m)

Window to front aspect, French door to rear aspect, two radiators, living flame gas fire (currently not connected) with granite style back plate and raised hearth, display mantel, T.V. point, telephone point, dado rail, coving to ceiling.

Kitchen/Dining Room

21' 0" x 9' 5" (6.4m x 2.87m)(This measurement includes area occupied by kitchen units)

Dining Area

Window to front aspect, radiator, tiled flooring.

Kitchen Area

Fitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, integrated stainless steel appliances comprising Zanussi double oven, four ring gas hob, extractor fan, dishwasher (currently not working), fridge and separate freezer, window to rear aspect, spotlights to ceiling, breakfast bar, door through to:

Utility Room

8' 8" x 6' 7" (2.64m x 2.01m)(This measurement includes area occupied by kitchen units)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, larder unit, further base unit with work surface, tiled splash backs, wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for washing machine, tiled flooring, part glazed door to rear aspect, radiator, extractor.



First Floor Landing

Loft access, radiator, cupboard housing water cylinder with shelving over, doors to:

Bedroom One

12' 8" max. x 11' 6" (3.86m x 3.51m)

Window to front aspect, radiator, T.V. point, built-in wardrobe, further window to side aspect, through to:

Ensuite Shower Room

Three piece suite comprising of low flush W.C., wall mounted wash hand basin, shower cubicle with tiled splash backs, heated towel rail, window to front aspect, shaver point, storage cupboard, spotlights and extractor to ceiling.

Bedroom Two

12' 9" x 9' 8" (3.89m x 2.95m)

Window to front aspect, radiator, built-in wardrobe, T.V. point.

Bedroom Three

9' 8" x 8' 1" (2.95m x 2.46m)

Window to rear aspect, radiator.

Bedroom Four

9' 0" x 8' 1" (2.74m x 2.46m)

Window to rear and side aspects, radiator.

Bathroom

Fitted three piece suite to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, tiled flooring, window to rear aspect, shaver point, heated towel rail.

Outside

Front and side gardens are laid with slate chippings, ornamental trees, driveway to the rear providing off road parking for one car, leading to:

Single Brick Detached Garage - measuring 17' 7" 8' 9" Up and over door, power and light connected.



Rear - Of low maintenance design comprising extended ceramic paved patio, main lawn, outside water tap, wooden shed, gated rear pedestrian access, garden enclosed by brick walling and timber panelled fencing.

Energy Performance Rating

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band D (£2,167 per annum. Charges for 2024/2025).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.



Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

