

**101 Woodland Avenue  
Overstone  
NORTHAMPTON  
NN6 0AH**

**For Sale By Informal**



- **INFORMAL TENDER SALE**
- **DETACHED PROPERTY**
- **THREE BEDROOMS**
- **WORKSHOP**

- **NO CHAIN**
- **FOUR RECEPTION ROOMS**
- **WETROOM**
- **ENERGY EFFICIENCY RATING TBC**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

\*\*\*The property is being sold via informal tender, and all offers must be received in writing by Thursday 31st March at 5PM\*\*\*

Offered for sale with no onward chain is this extremely deceptive three bedroom detached property located within the popular village of Overstone, Northampton.

The property requires some cosmetic updating and is offered for sale by informal tender (See Agents Notes).

It provides versatile living accommodation and three bedrooms.

The vast ground floor accommodation comprises an entrance hall, lounge, dining room, kitchen, breakfast room, family room, bedroom one, a workshop and a refitted wetroom.

On the first floor, there are two bedrooms and a family bathroom.

Externally to the front, there is a driveway providing off road parking, and the rear is of low maintenance with gated access.

## **Ground Floor**

### **Entrance Hall**

Entry via uPVC door, radiator, door to under stairs storage cupboard.

### **Shower Room**

5'3" x 5'1" (1.62 x 1.55)

A refitted suite with low level WC, hand wash basin, electric shower, wet room style flooring, vanity mirror cabinet, chrome towel radiator, obscured double glazed window to side aspect,

### **Lounge**

19'2" x 11'0" (5.86 x 3.37 )

Double glazed bay window to front aspect, feature fire place with marble surround, stairs rising to first floor, radiator.

### **Bedroom Three**

14'6" x 9'4" (4.43 x 2.86 )

Double glazed bay window to front aspect, radiator.

### **Dining Room**

9'3" x 8'5" (2.82 x 2.59)

Double glazed patio doors to garden, radiator, laminate flooring.

### **Kitchen**

12'4" x 9'4" (3.76 x 2.87)

L shaped kitchen fitted with a range of wall and base mounted units with wooden work surfaces over, one and a half bowl ceramic sink and drainer with mixer tap over, tiling to splash backs, space for gas cooker, under pelmet lighting, radiator, wall mounted boiler.

### **Breakfast Room**

11'9" x 11'1" (3.60 x 3.40)

Double glazed windows and door to garden, double glazed door providing access to front, fitted with a range of base mounted units with wooden work surface over, radiator.

### **Family Room**

11'5" x 11'0" (3.49 x 3.36)

Double glazed door to garden, telephone point, glazed door to workshop.

## **Work Shop**

11'1" x 9'4" (3.40 x 2.85)

Double glazed window to rear aspect.

## **First Floor**

### **Landing**

Fitted storage cupboard, doors to;

### **Bedroom One**

13'10" x 13'1" (4.22 x 4)

Double glazed window to front aspect, fitted wardrobe with sliding mirrored doors, additional fitted wardrobe, door to airing cupboard with linen space, door to eaves storage.

### **Bedroom Two**

Double glazed window to rear aspect, loft access, door to eaves storage space.

### **Family Bathroom**

6'11" x 5'5" (2.13 x 1.67)

Obscured double glazed window to rear aspect, corner bath with mixer tap over, vanity hand wash basin, low level WC, radiator, tiling to splash backs.

## **Externally**

### **Front Garden**

Off road parking for two vehicles with remainder bordered with shrubs and trees.

### **Rear Garden**

Low maintenance rear garden, paved patio, shrub and tree borders, summer house.

## **Agents Note**

### **Informal Tender**

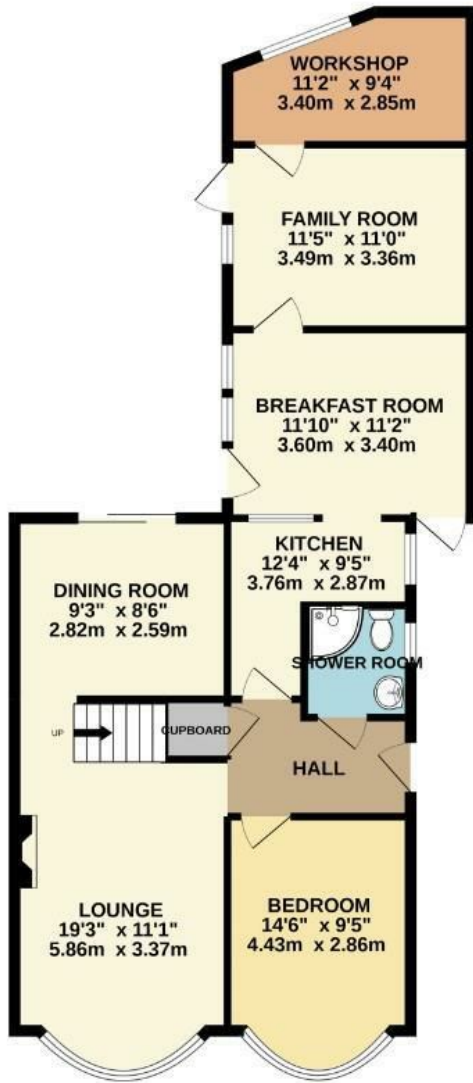
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Offer forms will be provided to clients at the viewing.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.