101 Woodland Avenue
Overstone
NORTHAMPTON
NN6 0AH

£280,000

- **INFORMAL TENDER SALE**
- **DETACHED PROPERTY**
- **THREE BEDROOMS**
- **WORKSHOP**
- **NO CHAIN**
- **FOUR RECEPTION ROOMS**
- **WETROOM**
- **ENERGY EFFICIENCY RATING E**

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Sale by informal tender, 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.

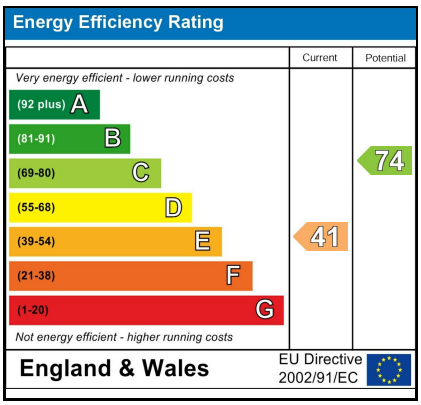
Externally

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
The property is being sold via informal tender, and all offers must be received in writing by Thursday 31st March at 5 pm.
Offer forms will be provided to clients at the viewing.



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.