



3 bed cottage to buy in NN14

Church Street, Woodford, Kettering,
Northamptonshire, NN14 4EX

£200,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Potential for offroad parking
- ✓ Potential to improve
- ✓ Countryside walks
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

Arrange a viewing

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Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A charming village home with stunning church views and excellent potential, offered with no onward chain.

Occupying a peaceful position in Woodford, this delightful property enjoys a beautiful outlook towards the village church, providing a quintessentially English village setting. Just a short stroll away lies the local pub, offering a warm community atmosphere, while the village shop caters to everyday needs ? all within easy walking distance.

Woodford is surrounded by picturesque countryside and riverside walks, perfect for those who enjoy the outdoors and a slower pace of life. The nearby market towns of Thrapston and Raunds provide a variety of shops, cafés, and amenities, while Kettering offers wider facilities and mainline train services to London St Pancras in under an hour, making this an ideal location for commuters seeking rural charm with great connections.

The property itself presents excellent scope for improvement and modernisation, giving buyers the opportunity to create a home that reflects their own taste and lifestyle. There is also potential to create off-road parking (subject to the necessary consents), further enhancing the practicality and appeal of this characterful home.

Offered with no onward chain, this represents a rare opportunity to acquire a home in a highly desirable village setting combining character, convenience, and future potential in equal measure

Living Room - 4.94m x 3.37m (16'2" x 11'1") - Window to front, window to rear, stairs, open plan to:

Kitchen/Diner - 4.94m x 3.28m (16'2" x 10'9") - Window to rear, window to front, door.

Bedroom 3 - 2.63m x 2.46m (8'8" x 8'1") - Window to rear, door to:

Landing -

Bedroom 2 - 2.28m x 3.00m (7'6" x 9'10") - Window to front, Storage cupboard.

Bedroom 1 - 3.50m x 3.05m (11'6" x 10'0") - Window to front.

Bathroom - Window to rear.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £200,000

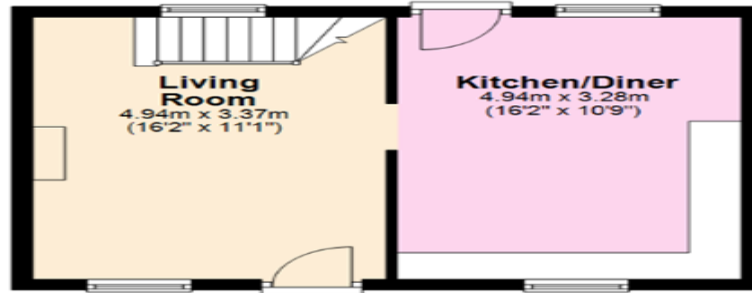
Property Type: Cottage

Parking: On Street

Heating: Gas

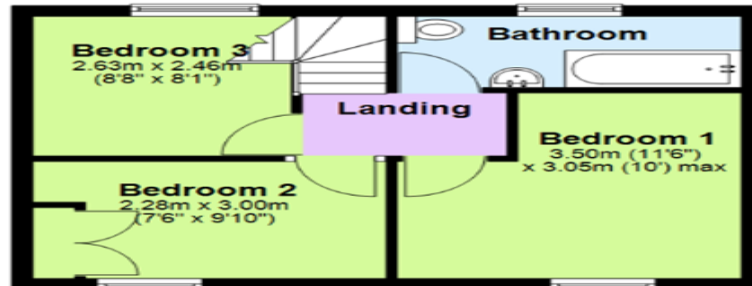
Ground Floor

Approx. 33.3 sq. metres (358.7 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.3 sq. feet)



Total area: approx. 65.7 sq. metres (707.1 sq. feet)

Our floorplans are for visual perspective only and are not to scale. They should not be relied upon for exact rendition of the interior layout and proportion. Wall thickness, door hangs, converging walls and chimney stacks may not be shown. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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