

Bartram & Co



19 Helmdon Road
Wappenham, Towcester, NN12 8SJ

Asking Price £369,950 - Freehold



Council Tax Band: C Service Charge: x Ground Rent: x

19 Helmdon Road

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Bartram & Co are delighted to present this three-bedroom semi-detached home located on Helmdon Road in the village of Wappenham, Towcester.

The property features an entrance hall, lounge, a separate dining room, and a refitted kitchen boasting an "ESSE" wood-burning stove with a back boiler. Additional ground-floor benefits include a utility room, W.C., and storage areas. Upstairs, you'll find three generously sized bedrooms and a refitted family bathroom. The rear garden backs onto open countryside.

This property perfectly combines village charm with convenient access to Towcester's amenities, schools, and transport links. Early viewing is highly recommended.

Porch:

10'1 x 3'8 (3.07m x 1.12m)

Enter via a timber and part-glazed front door, with a window to the front aspect, leading into:

Entrance:

13'8 x 6'11 (4.17m x 2.11m)

Quarry tile floor, Stairs rising to the first floor, radiator and doors leading to:

Lounge:

10'10 x 10'6 (3.30m x 3.20m)

Window to rear aspect, fireplace with tiles surround and radiator.

Dining Room:

14'1 x 10'8 (4.29m x 3.25m)

uPVC French style door leading to the rear garden, radiator.

Kitchen:

8'6 x 7'2 (2.59m x 2.18m)

uPVC window to the front aspect. A refitted kitchen featuring a pantry cupboard and a range of modern base and eye-level units. The countertop is complemented by a stylish inset decorative copper sink with a swan-neck-style mixer tap. The kitchen also boasts a feature "ESSE" wood-burning stove, providing heat to both the domestic hot water and radiators. Quarry tile flooring. Door to:

Utility Room:

7'5 x 9'1 (2.26m x 2.77m)

Windows to the front and side aspects, with a uPVC door to the side. The utility room is fitted with a base unit and a storage cupboard. It also features a traditional Butler sink, plumbing for a washing machine, and cushion vinyl flooring.

W.C

Window to side aspect, W.C

Landing:

Door to all rooms:

Bedroom One:

11'8 x 10'9 (3.56m x 3.28m)

uPVC Window to rear aspect. Radiator.





Bathroom:

5'7 x 6'6 (1.70m x 1.98m)
uPVC window to side aspect. The refitted bathroom boasts a slipper-style freestanding bath with a traditional telephone-style mixer tap. A low-level W.C. and a wash hand basin with a vanity unit underneath also benefit from underfloor heating.

Bedroom Two:

11'5 x 10'8 (3.48m x 3.25m)
uPVC window to the rear aspect, electric emersion controls with cushion vinyl flooring throughout. Radiator.

Bedroom Three:

8'5 x (2.57m x)
uPVC Window to front aspect. Storage cupboard, Radiator

Garden Room Office:

This timber and glazed purpose-built garden room/office offers a versatile space. The garden room features glazed French-style doors and panels, complemented by a timber veranda that provides additional outdoor living space. Power and light are connected.

Outside:

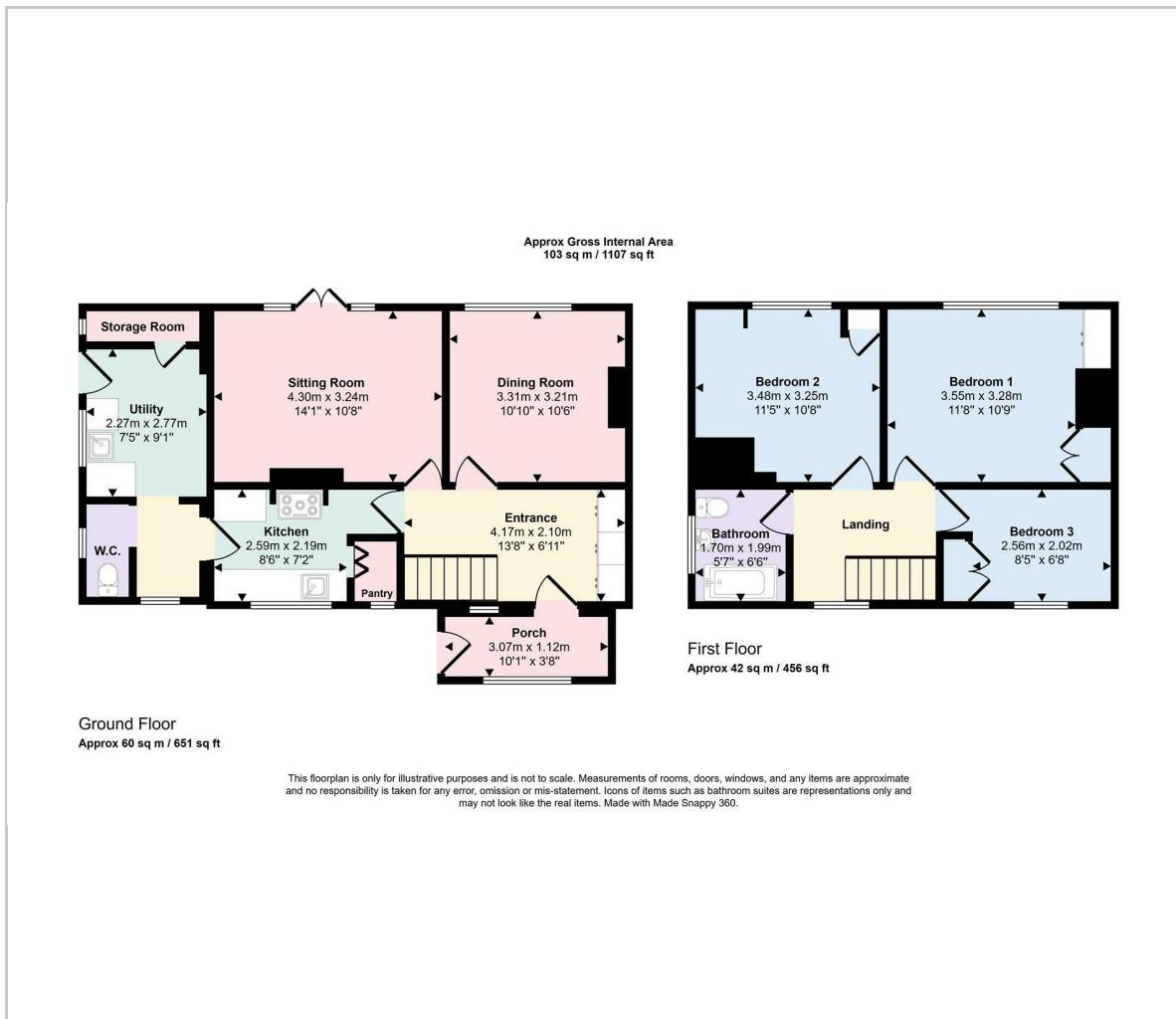
To the front, there is a mature garden mostly laid to lawn, with a pathway leading to both the front door and the rear of the property. At the rear, you'll find a large private garden that backs onto open countryside. The garden is mostly laid to lawn, with mature trees and shrub borders. It is enclosed by a mix of mature hedges and timber panel fencing. The garden also features a porcelain-tiled patio to the side of the property and an additional patio area at the rear.

Agents note:

The Parking – The owners have made us aware of a written authority of right of access. However, any provision across land for parking will need to be explored with your lawyers.

Please note that the information provided regarding parking is based on the vendor's advice. All interested parties are strongly recommended to verify the parking arrangements independently and seek legal advice to ensure the proper rights and provisions are in place.

Floor Plan



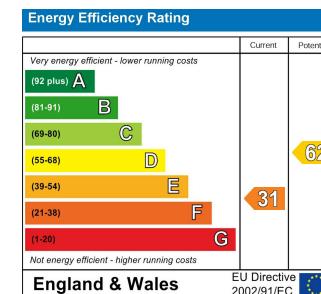
Area Map



Viewing

Please contact our Towcester Office on 01327 359164 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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