



House - Semi-Detached

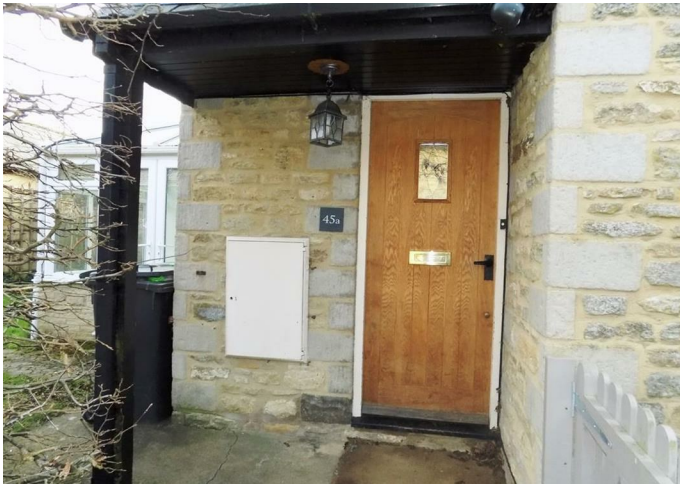
**45A CHURCH STREET,
HELMDON, BRACKLEY,
NORTHAMPTONSHIRE,
NN13 5QJ**

PCM

£1,400 PCM

FEATURES

- A Semi-Detached Family Home
- Large sitting room
- Dining Room
- Built-in Wardrobes
- In The Popular Village Of Helmdon
- Kitchen With Built-in Appliances
- Two Double Bedrooms
- Wrapping Gardens, Garage & Parking



**HOWKINS &
HARRISON**

3 Bedroom House - Semi-Detached located in Brackley

Howkins & Harrison are delighted to offer for let this farmhouse style semi-detached family home in the popular village of Helmdon.

The property comprises of a larger hallway, where there is a ground floor WC, a large sitting room with an open fire, and a kitchen/dining room with French doors to the garden. On the first floor are two double bedrooms, each with fitted wardrobes, a third bedroom, and a shower room. Outside to the rear is a good sized garage, with parking for one vehicle and further parking to the front, and gardens that wrap around the property. Offered unfurnished, available 16th June 2026. EPC Rating F. This property has an EPC exemption all relevant improvements have been made (or there are none which can be made) and the property remains below an E. This is regulation 25.

Helmdon has a public house, parish church and an excellent primary school. The market towns of Brackley, Towcester and Banbury provide local shopping. There is a range of schools in the area including the Carrdus School near Banbury, Winchester House and Akeley Wood. Sporting activities in the area include golf at Whittlebury Hall and Silverstone, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course motor racing at the world famous Silverstone race circuit.

Located approximately 6.5 miles from the market town of Towcester and approximately 10 miles from Banbury. There is good access to the M1 motorway at junction 15a and the M40 at junction 11. Train stations at Banbury offer journey times to London Marylebone from 57 minutes and from Milton Keynes to London Euston from 35 minutes. Northampton, Oxford and Milton Keynes are all within convenient commuting distance.

Call us on

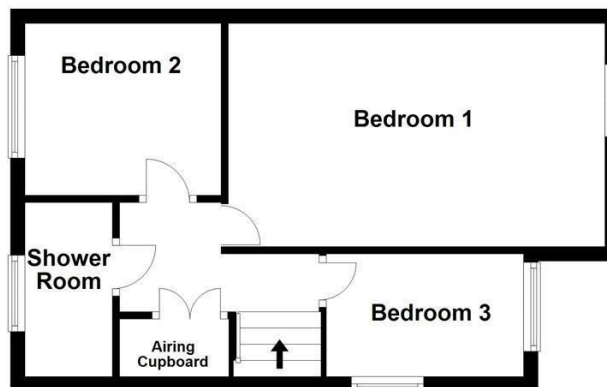
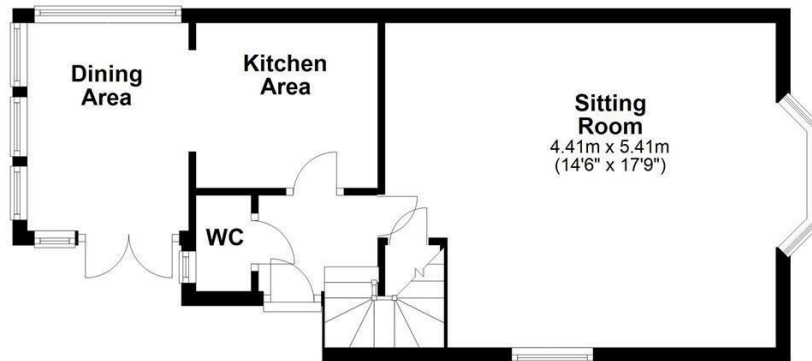
01327 359164

towcesterlets@howkinsandharrison.co.uk

Council Tax Band

C

Ground Floor



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**HOWKINS &
HARRISON**