



9 Wilby Street
Northampton, NN1 5JX



Derran Dooley
Partnered With
Simpsons
Property Experts

Located in the heart of Abington, just a short stroll from local shops, cafés, and the popular Abington Park, this charming two-bedroom Victorian terraced home offers character, space, and convenience — all with no onward chain.

The ground floor features an open-plan lounge and dining area, full of natural light and perfect for modern living while retaining a sense of period charm. To the rear of the home, you'll find a fitted kitchen with access to a handy downstairs WC, as well as a door leading out to the enclosed rear garden.

On the first floor, the property offers two generous double bedrooms and a well-proportioned bathroom. A real bonus is the cellar, providing excellent storage or potential for conversion (subject to planning and regulations).

Additional benefits include gas central heating, uPVC double glazing throughout, and the home falls within Council Tax Band A, offering lower annual costs for buyers.

EPC Rating: E

Ideal for first-time buyers, investors, or anyone looking to enjoy life in one of Northampton's most vibrant and well-connected areas.

Offers over £200,000



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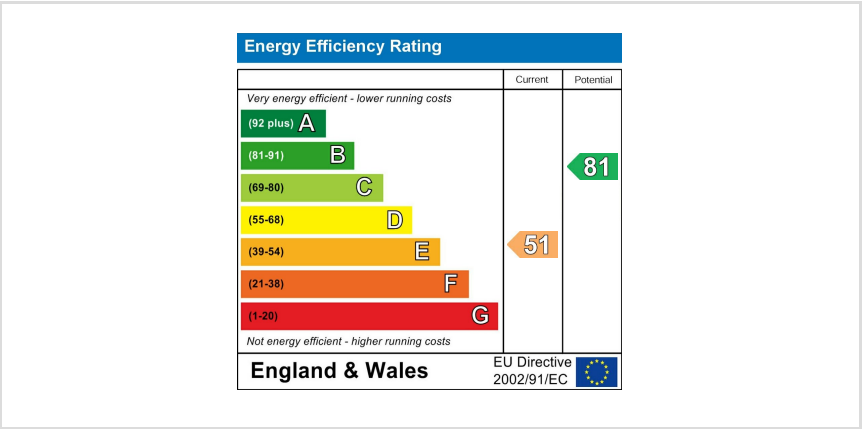
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TOTAL FLOOR AREA : 1037 sq.ft. (96.4 sq.m.) approx.

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