



49 Wysall Road, The Glades, Northampton, NN3 8TP

We are pleased to present this two-bedroom semi-detached home for sale, situated in a quiet cul-de-sac in the Glades area, east of Northampton. The ground floor comprises an entrance porch leading into a spacious lounge/dining room, which features an archway to the kitchen. A doorway provides access to the double-length garage and the enclosed rear garden. Upstairs, there are two well-proportioned bedrooms and a family bathroom with a shower over the bath. Externally, the property benefits from a double length garage with power & light connected & remote-control door and a driveway providing off-road parking for 2/3 cars and a private rear garden. A perfect buy to let property or first time purchase opportunity. EPC Rating: C | Council Tax Band: B. No onward chain. Double glazing and gas central heating.



- * Semi Detached
- * Modern kitchen
- * Bathroom with Shower
- * Gas central heating
- * Double Length garage
- * Living room
- * Two bedrooms
- * Double glazing
- * Rear garden
- * No onward chain

FOR SALE £210,000

Front

Block-paving providing off road parking and access to the front door, hard standing providing further parking. Access to garage

Entrance

Entrance via composite part glazed door into entrance hall with stairs rising to the first floor and doorway to the living room. Neutral decor.

Living room 14' 3" x 9' 11" (4.35m x 3.02m)

A box bay window to the front allows plenty of natural light, with a doorway to useful under-stairs storage cupboard. A wall-mounted radiator provides warmth, and there is a walk-way through to the kitchen. Neutral decor

Kitchen 13' 0" x 5' 7" (3.96m x 1.70m)

This modern kitchen features a range of eye-level and base units, complemented by wood-effect roll-top work surfaces. A stainless steel sink and drainer sit beneath a tiled splash-back, adding both practicality and style. Integrated appliances include a built-in oven, hob, and extractor, with space for a washing machine or dishwasher. A UPVC double-glazed window overlooks the rear garden, while a UPVC door provides convenient access to the garage. Neutral decor.

Stairs to first floor & landing

Stairs rising to first floor from entrance hall with wooden hand rail. Landing: UPVC window to the side, loft access hatch and doors to bedroom accommodation and bathroom.

Bedroom One 13' 0" x 9' 7" (3.96m x 2.93m)

UPVC double glazed window to the front, wall mounted radiator, neutral decor.

Bedroom Two 10' 10" x 6' 6" (3.30m x 1.99m)

UPVC double glazed window to the rear, wall mounted radiator, neutral decor.

Bathroom

Fitted with a modern white suite comprising Hand-wash basin, WC & paneled bath with shower over. Fully tiled walls, obscure UPVC double glazed window for privacy to the rear. Ceiling mounted extractor fan, Vinyl flooring.

Rear Garden

A private & enclosed rear garden with timber fencing to three sides. Patio area & summer house with UPVC lockable doors. Borders for planting. Overlooking open space. Door to access garage.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan 12/20

ANTI MONEY LAUNDERING REGULATIONS

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Additional information

Mains drains, gas, water & electricity are connected to the property. Heating is via gas central heating. The local authority for this property is West Northants Council and the council tax band is B

Only the fixtures & fittings and other items described in these details are included in the selling price. The Agents have not checked they are fit for purpose nor have we tested any of the services mentioned within these details.

Verification of the legal title of the property has not been sought & the purchaser should seek verification of this through their solicitor.

These property details do not constitute part of, (or all) of an offer, or contract.

The tenure of this property is **FREEHOLD**

Broadband speed: click: [Property Checker | Broadband Speed Check | Results](#)

Mobile Signal & coverage: click: [Mobile Coverage Checker by postcode for all UK networks with one search | Signalchecker.co.uk](#)

Buying to let?

The rental value of this property is £1,050 per calendar month (exclusive of bills)

Measurements provided by Agent:

All measurement given on these details are approximate and are for guidance purposes only. Potential buyers are strongly advised to take their own measurements.

Stamp Duty (from 1st April 2025)

Standard Rates

- £125,001 – £250,000: 2%
- £250,001 – £925,000: 5%
- £925,001 – £1.5 million: 10%
- Over £1.5 million: 12%

First-Time Buyers

- 0% on the first £300,000
- 5% on property value between £300,001 and £500,000

Additional Properties (Buy-to-let and second home purchases)

- Up to £125,000: 5%
- £125,001 – £250,000: 7%
- £250,001 – £925,000: 10%
- £925,001 – £1.5 million: 15%
- Over £1.5 million: 17%

Energy performance certificate (EPC)

49 Wysall Road
NORTHAMPTON
NN3 8TP

Energy rating

C

Valid until:

6 November 2033

Certificate number: 1709-5577-0002-0009-1796

Property type

Semi-detached house

Total floor area

50 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

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Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		