



Directions

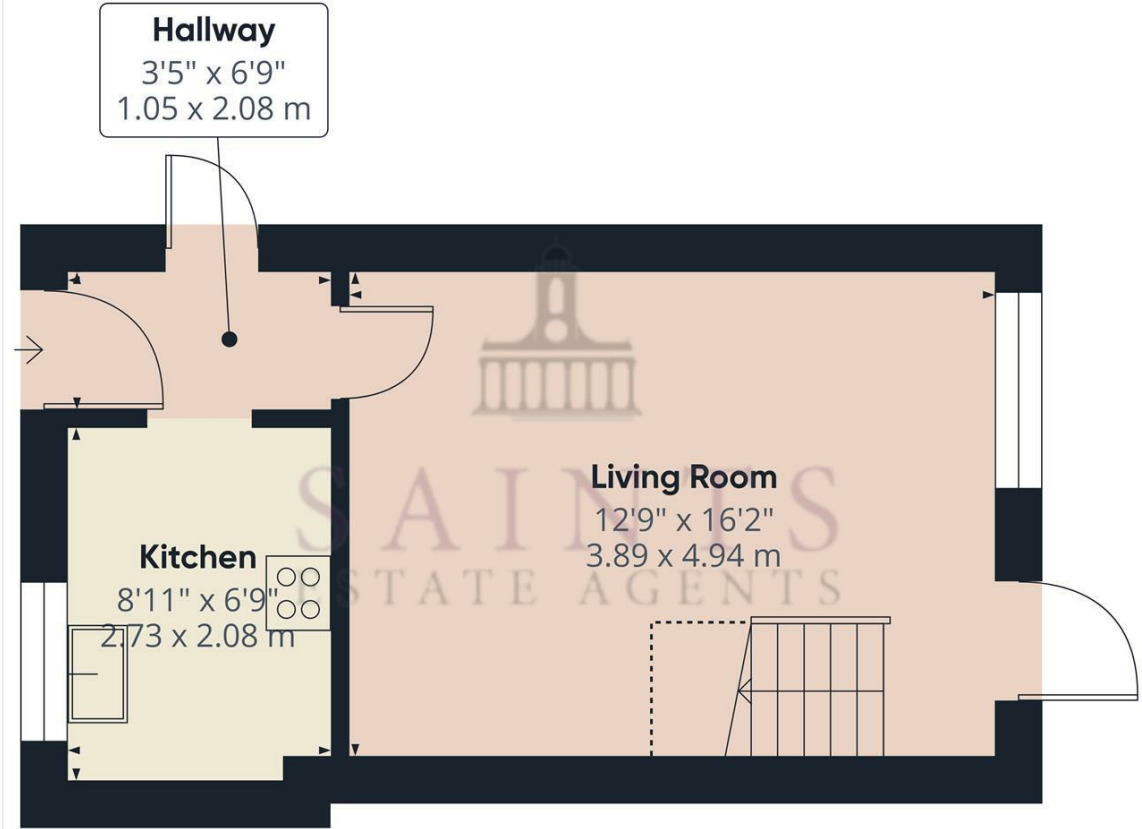
Viewings

Viewings by arrangement only. Call 01604 210693 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Floor 0

	
Approximate total area ⁽¹⁾	296 ft ² 27.5 m ²
Reduced headroom	19 ft ² 1.7 m ²
(1) Excluding balconies and terraces	
Reduced headroom	Below 5 ft/1.5 m
<small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small>	
<small>Calculations are based on RICS IPMS 3C standard.</small>	
GIRAFFE360	



12 College Field Close, Northampton, NN3 5LB

£220,000

- Charming Two-Bedroom Home
- Comfortable Living Room
- Private and Peaceful Atmosphere
- Ideal for Small Families
- Off-Road Parking & Garage
- Well-Appointed Kitchen

12 College Field Close, Northampton NN3 5LB

****OPTION TO RENT AT £1,100 PCM.****

Tucked away in the quiet settings of College Field Close, Northampton, this lovely two-bedroom home strikes a perfect balance between comfort and convenience. Whether you're a small family or a working professional, this property has a lot to offer.

Inside, you'll find a separate kitchen and living room—ideal for cooking up your favourite meals or winding down after a long day. The layout gives a nice sense of space and privacy, making it feel like a real retreat from the everyday rush.

One of the real perks here is the off-road parking and private garage—a rare bonus in such a quiet neighbourhood. It means your car stays secure and close at hand, without the hassle of on-street parking.

The location is another big plus. It's peaceful and tucked away, yet still within easy reach of local shops and other amenities. If you're looking to enjoy a quieter pace of life while staying connected, this area is a great choice.

All in all, this is a charming and well-located property that's ready to welcome its next owners. It's a great opportunity to settle down in a lovely part of Northampton—don't miss your chance to call it home.

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 C

Council Tax Band: B

