



Connells

Woodpecker Way
Northampton

Woodpecker Way
Northampton NN4 0QP

for sale offers over
£75,000



Property Description

This delightful ground-floor studio apartment, located in the sought-after area of Wootton Fields, Northampton, offers a fantastic opportunity for first-time buyers, investors, or those seeking a low-maintenance home with outdoor space. With its own private garden and convenient ground-floor setting, this apartment provides comfortable living with modern finishes throughout. Ideally situated close to local amenities, transport links, and green spaces, this property offers both comfort and convenience.

This charming studio apartment is perfect for those seeking a comfortable space with the added benefit of a private garden. Don't miss out on this great opportunity-arrange your viewing today!

Entrance Hall

Doors to living room and bathroom. Built in wardrobe and electric heater.

Living Room

15' 8" x 12' 1" (4.78m x 3.68m)

Double glazed window to the rear aspect and double glazed slide door opening to the rear garden. Electric heater. Open to kitchen.

Kitchen

8' 3" x 5' 3" (2.51m x 1.60m)

Fitted with wall and base level units. Sink and drainer set into work surfaces and tiled to splashback areas. Gas hob with cooker hood over. Space for fridge/ freezer. Double glazed window to the front elevation.

Bathroom

Suite comprising panelled bath with electric shower over, low level flush wc and wash hand basin. Electric radiator, extractor fan and opaque double glazed window to the front elevation.

Outside

Rear Garden

Lawned area, with some shrubs and borders, and timber fencing.

Council Tax Band

A.



To view this property please contact Connells on

T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
NORTHAMPTON NN4 6FF

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WFL407872

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WFL407872 - 0007