



**Connells**

Abbots Way  
Northampton



### Property Description

Located in a popular residential area, this traditional three-bedroom terraced property offers generous living accommodation and fantastic scope for modernisation. With its classic bay-fronted façade, large rooms, garage to rear and private rear garden, the home provides an excellent opportunity for first-time buyers, families, or investors looking to add value.

The ground floor features a welcoming entrance hallway leading to two well-proportioned reception rooms, ideal for flexible living and dining arrangements. Both rooms enjoy plenty of natural light, with the rear reception providing direct access to the garden. The kitchen, positioned off the hallway, offers a practical layout with potential for reconfiguration or extension (subject to planning).

Upstairs, the property benefits from three bedrooms, including two spacious doubles with built-in wardrobes and a good-sized single room. The bathroom is generously proportioned, featuring a walk-in shower, WC and wash basin.

To the rear, the garden provides a private outdoor space with plenty of room for landscaping or the addition of a patio or seating area. The front of the property retains its original character charm with an attractive archway entrance.



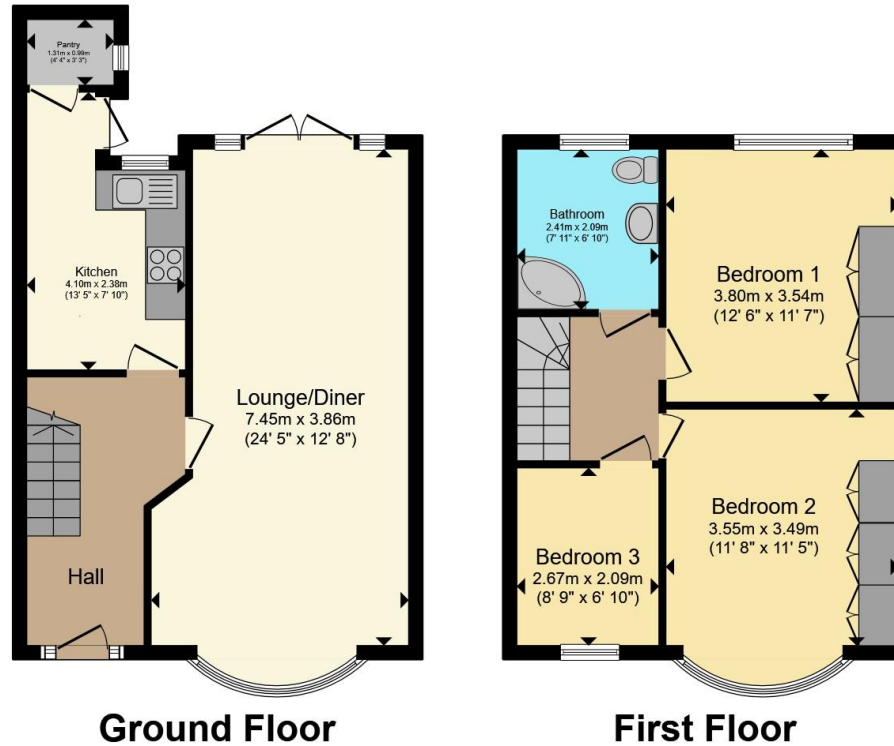
While the home would benefit from updating throughout, it presents a rare opportunity to create a personalised and modern living space in a sought-after location with strong local amenities, schools, and convenient transport links.

### Room Descriptions To Follow









Total floor area 89.3 m<sup>2</sup> (961 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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