

for sale

£260,000



The Weavers Northampton NN4 0PQ

A well-presented two-bedroom semi-detached home in a quiet East Hunsbury cul-de-sac, benefiting from a private landscaped rear garden and **OFF-ROAD PARKING** for two vehicles-ideal for first-time buyers or investors. An early viewing is highly recommended.

The Weavers Northampton NN4 0PQ

Entrance Hall

Door to front elevation. Radiator. Further doors leading to lounge/diner and kitchen.

Lounge/ Diner

UPVC double glazed window and patio door to the rear elevation. Storage cupboard. Radiator.

Kitchen

Fitted kitchen with a range of wall and base level units. One and a half bowl stainless steel sink and drainer set into work surfaces with tiling to splashback areas. Integrated appliances comprising an electric oven and gas hob with a cooker hood over. Space for upright fridge freezer and dishwasher. Central heating boiler. UPVC double glazed window to the front elevation.

First Floor Landing

Stairs rise from entrance hall. Doors lead off to two bedrooms and family bathroom. Storage cupboard. Access to the loft space.

Bedroom One

Two UPVC double glazed windows to the front elevation. Radiator.

Bedroom Two

UPVC double glazed window to the rear elevation. Storage cupboard. Radiator.

Family Bathroom

Three piece suite comprising bath with shower over, low level flush w.c and wash hand basin with tiling to splash back areas. Extractor fan. Heated towel rail. UPVC opaque double glazed window to the rear elevation.

Outside

Front Garden

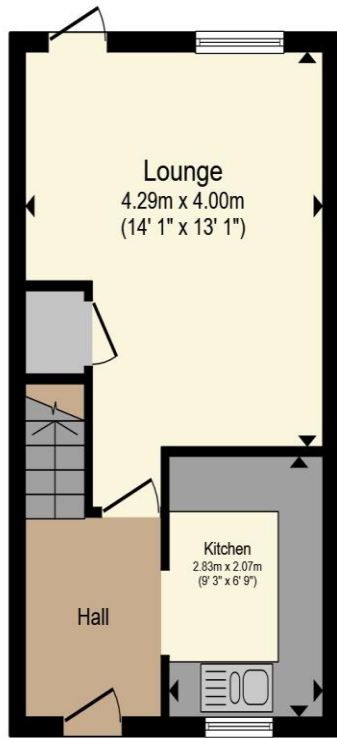
Paved driveway providing off road parking. EV charging point. Outside light.

Rear Garden

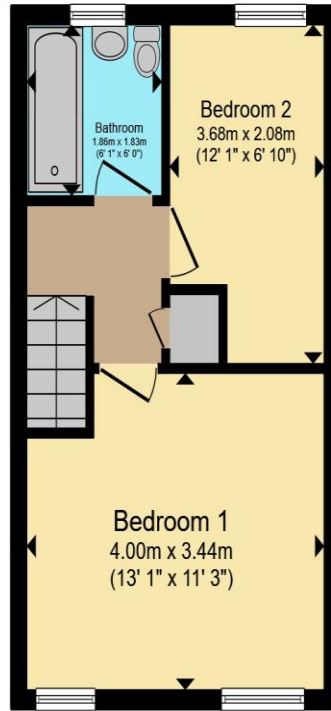
Mainly laid to lawn. Paved patio area ideal for entertaining and relaxation. Retaining timber fencing. Outside tap.







Ground Floor



First Floor

Total floor area 57.8 m² (622 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



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

Property Ref: WFL408647 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online [connells.co.uk/Property/WFL408647](https://www.connells.co.uk/Property/WFL408647)



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