



Connells

Cony Walk
Grange Park Northampton



Property Description

A two-bedroom coach house with garden in the highly sought-after location of Grange Park. Offering an ideal combination of living space, excellent convenience and private parking, this property is perfectly suited to first-time buyers, couples, downsizers or investors. The property is offered for sale with no onward chain.

Inside, the accommodation comprises entrance hall with stairs leading to landing. Open-plan lounge/diner, creating a versatile and sociable living space. An archway leads through to the kitchen, while two well-proportioned double bedrooms and a family bathroom complete the accommodation. Property has outside garden space.

Externally, the property benefits from a single garage and parking, adding valuable storage and convenience.

Situated in the popular Grange Park area, the property is well placed for local amenities and provides excellent access to major road connections, making it an attractive choice for commuters and those looking for easy access to surrounding areas.

Properties offering this combination of location, parking and no onward chain are highly sought after, so early viewing is strongly recommended.

Entrance Hall

Enter via door to the front aspect. Wall mounted radiator. Stairs rising to the first floor.

Lounge/Diner

Open plan. Double glazed windows to the rear and side aspects. Spot lights. 3 wall mounted radiators.

Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. Partly tiled. Space for fridge-freezer. 4 ring gas hob with hood over. Double glazed window to the rear aspect.



Bedroom One

Double glazed window to the front aspect. Two double wardrobes. Wall mounted radiator.

Bedroom Two

Double glazed windows to the rear aspect. Wall mounted radiator.

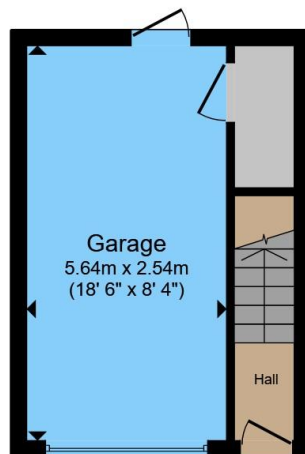
Bathroom

Bath, shower cubicle, wash hand basin and low level WC. Double glazed window to the front aspect. Extractor fan.

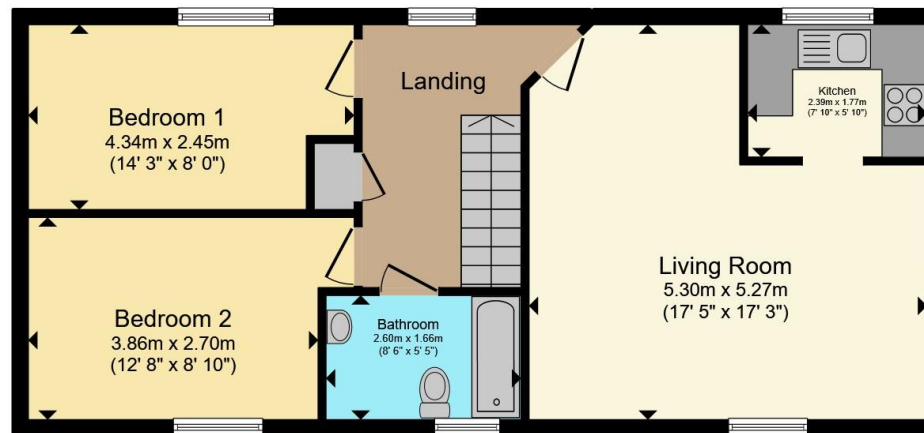








Ground Floor



First Floor

Total floor area 81.8 m² (881 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

Connells

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 Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WFL408990



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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: WFL408990 - 0004