

3 Oxslip Close  
Wootton  
Northampton  
NN4 6FX

OFFERS OVER £250,000

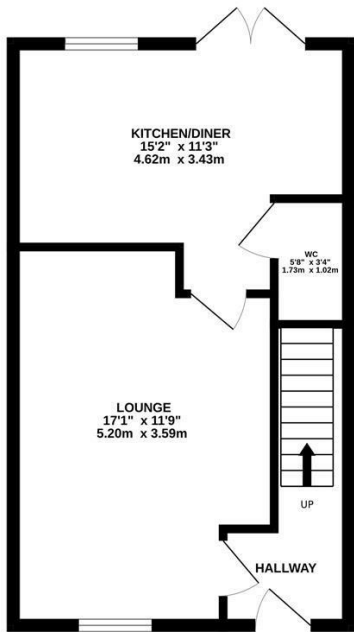


OSCAR JAMES

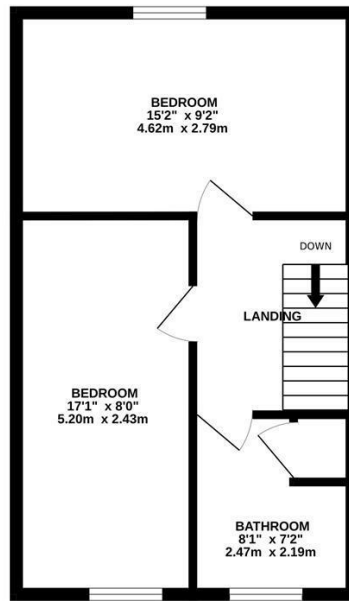
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AT A GLANCE...



Bright and spacious lounge



Kitchen Diner



Two double bedrooms



Ground floor WC



Landscaped rear garden



Off road parking for two vehicles



# WHAT'S GREAT?

Oscar James Estate Agents are proud to present this beautifully presented two-bedroom terraced home, offering the perfect opportunity for first-time buyers. Situated in a quiet cul-de-sac in the ever-popular area of Wootton, the property benefits from excellent transport links, including easy access to the M1 motorway.

The ground floor welcomes you with a light and spacious living room, flowing seamlessly into a modern kitchen with ample space for a dining table. Patio doors open onto the well-maintained rear garden, which is mainly laid to lawn with a patio seating area — ideal for outdoor entertaining. The sunny rear garden is fully enclosed, providing both privacy and security.

To the first floor, there are two generously sized double bedrooms and a well-proportioned three-piece family bathroom.

Externally, the property further benefits from two allocated parking spaces to the front.

Early viewing is highly advised.

...expect excellence



# SELLER'S SECRET

We bought this as our first home and have loved every minute here. The spacious two-bedroom layout and quiet, friendly estate made it the perfect place for us, and we hope the next owners love it just as much as we have.



*Why we like it....*

In a superb condition throughout this property is an ideal first time purchase.

Early viewing is highly advised.

# OSCAR JAMES

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*To buy or not to buy....*

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