

5 Ogilvie Avenue

**NORTHAMPTON
NN2 7FQ**

£280,000



- **SEMI-DETACHED**
- **MASTER WITH EN SUITE**
- **GAS TO RADIATOR HEATING**
- **GARDENS TO FRONT AND REAR**

- **THREE BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming semi-detached house located on Ogilvie Avenue in the vibrant town of Northampton. This modern property offers a delightful living space, perfect for families or professionals seeking comfort and convenience.

As you enter, you are greeted by a reception room that provides an inviting atmosphere for relaxation and entertaining guests. The room is well-lit, creating a warm and welcoming environment. The house boasts three well-proportioned bedrooms, each offering ample space for personalisation and comfort. These bedrooms are ideal for family members or can be transformed into a home office or guest room, depending on your needs.

The property features a well-appointed bathroom, designed with modern fixtures to ensure a pleasant experience. The layout of the house is practical, making it easy to navigate and enjoy daily life.

One of the standout features of this home is the parking space available for two vehicles, a valuable asset in today's busy world. This convenience allows for easy access and peace of mind, knowing that your vehicles are securely parked.

Situated in a desirable area of Northampton, this property is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. With its modern design and practical features, this semi-detached house on Ogilvie Avenue is a wonderful opportunity for anyone looking to settle in a thriving neighbourhood. Don't miss the chance to make this lovely house your new home.

Ground Floor

Entrance Hall

Stairs leading to first floor, vinyl flooring, radiator, doors to:

Cloakroom

Suite comprising low level WC, hand wash basin with vanity cupboard under, radiator, UPVC double glazed window to front.

Lounge

14'2" x 12'1" (4.32 x 3.69)

Radiator, understairs storage cupboard, UPVC double glazed window to front.

Kitchen/Dining Room

15'2" x 8'9" (4.64 x 2.68)

Modern fitted kitchen comprising sink unit with base cupboard under, a range of floor standing cupboards with work tops above, eye level cupboards. built in gas hob with extractor fan above, electric oven, built in dishwasher, plumbing for washing machine, radiator, UPVC double glazed window and French doors to rear.

First Floor

Landing

Access to loft, built in storage cupboard, doors to:

Bedroom One

12'0" x 9'5" (3.67 x 2.89)

Radiator, built in wardrobe, UPVC double glazed window to front, door to:

En Suite

Comprising shower cubicle with shower unit above, hand wash basin, low level WC, heated towel rail, tiled splash areas, UPVC double glazed window to front.

Bedroom Two

9'1" x 7'8" (2.79 x 2.34)

Radiator, UPVC double glazed window to front.

Bedroom Three

7'7" x 5'10" (2.33 x 1.79)

Radiator, UPVC double glazed window to rear.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level WC, heated towel rail, tiled splash areas, UPVC double glazed window to side.

Externally

Front Garden

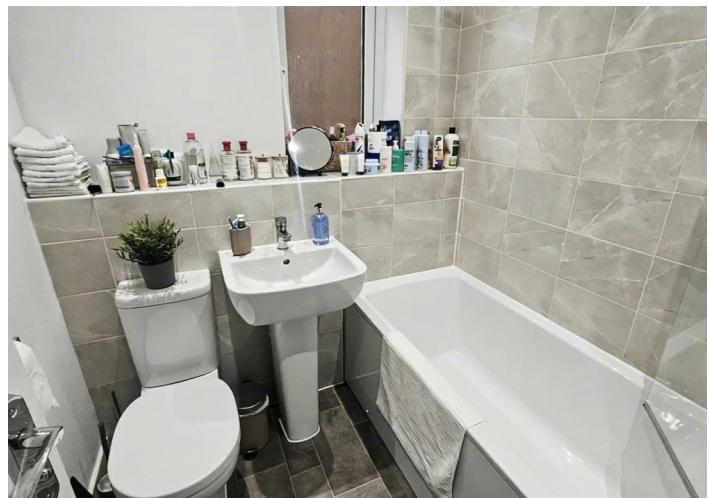
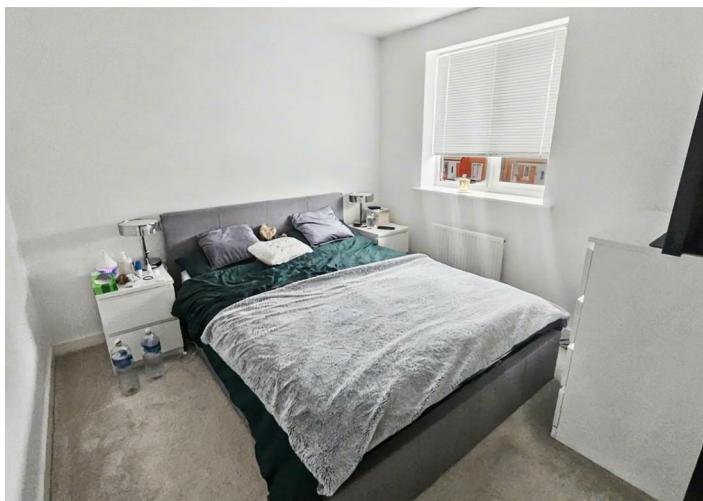
Mainly tarmac for off road parking for two cars, small area laid with white gravel, pathway to front door.

Rear Garden

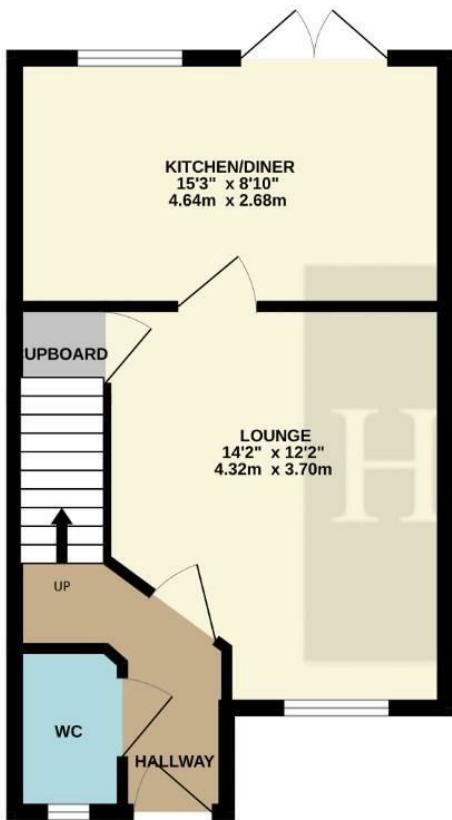
Paved patio area leading to lawn, surrounded by timber fencing, side access.

Council Tax Band: C

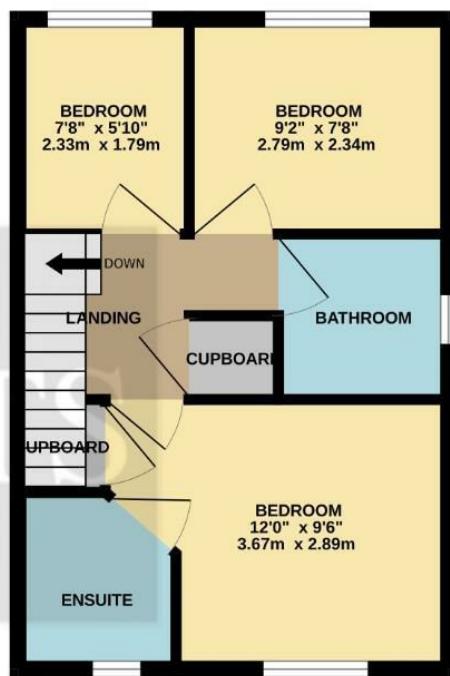
Maintenance charge: £60 every 6 months for upkeep of green areas, streets and lighting.



GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



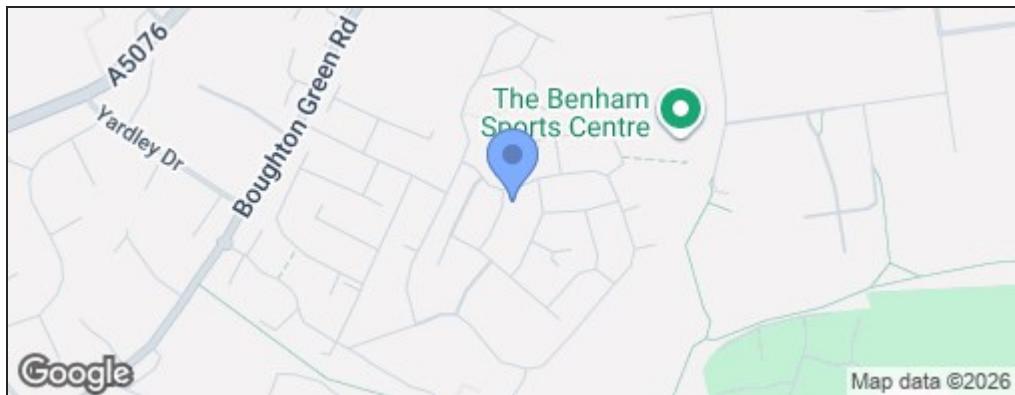
1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	97	
(81-91) B		
(69-80) C	84	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.