

for sale

fixed price **£225,000**



Reedway Northampton NN3 6BT

Perfectly situated in the highly sought-after Spinney Hill area of Northampton. This charming home offers a fantastic opportunity for first-time buyers, small families, or those looking to downsize to an easily manageable and well-connected residence.

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Entrance Hall

Enter via wooden door to the side aspect. Access to loft space.
Wall mounted radiator.

Study

Fuse board.

Lounge

14' 2" x 9' 11" (4.32m x 3.02m)

Double glazed bay window to the front aspect. Wall mounted radiator. Chimney breast.

Kitchen

8' 4" x 7' 6" (2.54m x 2.29m)

Wall and base units. Worksurfaces. Sink and drainer unit. Gas hob with hood over. Combi boiler. Space for washing machine. Wall mounted radiator. Double glazed window to the side and rear aspects.

Conservatory

9' 6" x 7' 9" (2.90m x 2.36m)

UPVC double glazed construction.

Bedroom One

12' 4" x 9' 2" (3.76m x 2.79m)

Double glazed window to the rear aspect. Wall mounted radiator. Built in wardrobe.

Bedroom Two

10' 3" x 7' 8" (3.12m x 2.34m)

Double glazed bay window to the front aspect. Built in wardrobe. Wall mounted radiator.

Bathroom

Bath, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the side aspect.



Outside

Front Garden

Gravelled front.

Rear Garden

Laid to lawn. Patio. Enclosed by fencing.

Parking

On street parking.





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.focalagent.com

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T 01604 638 281
E northampton@connells.co.uk

6 Wood Hill
 NORTHAMPTON NN1 2DA

Property Ref: NHT415445 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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