

Ogilvie Avenue  
Northampton  
NN2 7FQ

£1,200 Per Month

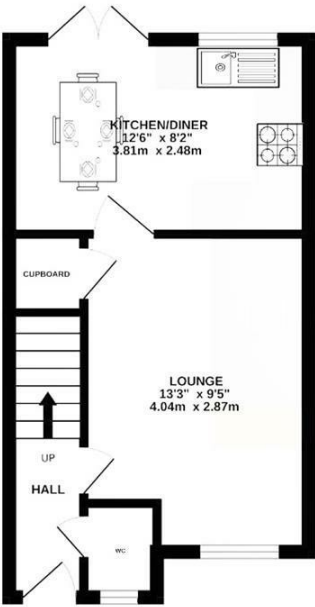


OSCAR JAMES

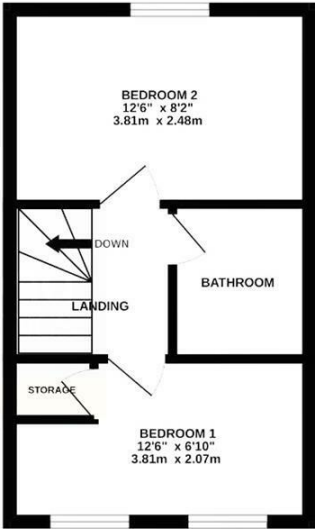
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# FLOOR PLANS

GROUND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 635sq.ft. (59.0 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...



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# WHAT'S GREAT?

A well-presented semi-detached home located within the modern Scholars Green development in Northampton (NN2), conveniently positioned close to local shops, restaurants, schools, and transport links.

\*\*\* AVAILABLE MARCH \*\*\*

The property is entered via a welcoming entrance hall, which provides access to the downstairs cloakroom and leads through to the lounge, benefiting from useful under-stairs storage. To the rear of the home is a contemporary kitchen/diner featuring integrated appliances and patio doors opening onto the rear garden.

Council Tax Band: B  
EPC Rating: B

The first floor offers two spacious double bedrooms along with a family bathroom fitted with a modern three-piece suite.

Externally, the rear garden is predominantly laid to lawn with a patio area, ideal for outdoor seating and entertaining. To the front, a driveway provides off-road parking for two vehicles.

...expect excellence





# SELLER'S SECRET

This was our first home that we bought and have loved living here. Its got great access to road links whilst being on the outskirts of Kingsthorpe.



## Why we like it....

This is the perfect starter home. The bedrooms are really spacious and its modern throughout!

# OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH  
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[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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