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Arlbury Road, Woodfields, NN3 8QJ

£235,000 End of Terrace

3 1 1



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Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A well proportioned three bedroom end of terrace home with off road parking, located in the popular Woodfields area of Northampton ? a residential neighbourhood known for its family-friendly environment, local amenities, and easy access to schools, parks, and major transport links.

Features & Utilities

- ✓ Three Bedroom Family Home
- ✓ End of Terrace
- ✓ Driveway For Two Cars
- ✓ Downstairs WC
- ✓ Enclosed Rear Garden
- ✓ Open Plan Kitchen/Dining Room



Property Overview

A well-proportioned three bedroom end of terrace home, located in the popular Woodfields area of Northampton – a residential neighbourhood known for its family-friendly environment, local amenities, and easy access to schools, parks, and major transport links. The ground floor accommodation comprises an entrance hall, downstairs WC, a bright and spacious lounge, and a kitchen/dining room with views over the garden. Upstairs offers three well-sized bedrooms and a modern family bathroom. Outside, the property features a generous rear garden, mainly laid to lawn with a patio area ideal for entertaining. Additional benefits include gas central heating, double glazing, and ample living space throughout. Early viewing is highly recommended. EPC Rating: TBC. Council Tax Band: B.

ENTRANCE HALL

Double glazed part obscure glazed entrance door. Radiator. Understairs storage. Doors to:

WC

Double glazed obscure window to front elevation. Wash hand basin and WC.

LOUNGE 3.71m x 3.80m (12'2" x 12'6")

Double glazed window to rear elevation. Radiator.

KITCHEN/DINING ROOM 6.55m x 2.56m (21'6" x 8'5")

Double glazed windows to front and rear elevations. Double glazed door to garden. A range of wall and base units with work surfaces over. One and a half bowl sink and drainer. Electric cooker point. Space for fridge/freezer. Utility cupboard housing plumbing for washing machine.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 3.76m x 3.48m (12'4" x 11'5")

Double glazed window to rear elevation. Radiator. Built in wardrobe.

BEDROOM TWO 3.76m x 2.95m (12'4" x 9'8")

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.66m x 2.30m (8'9" x 7'7")

Double glazed window to front elevation. Radiator.

BATHROOM

Double glazed obscure window to front elevation. Suite comprising bath with shower attachment over, wash hand basin in vanity unit and WC. Walk in storage cupboard housing hot water and central heating boiler.

OUTSIDE

FRONT GARDEN

Part walled enclosed. Block paved frontage providing off road parking for two vehicles.

REAR GARDEN

Fully enclosed by timber panelled fencing. Rear gated access. Lawn.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – End Of Terrace

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – Ask Agent

Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – Parking, Driveway
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years, No flood defences
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves
Rights and Easements – Ask Agent

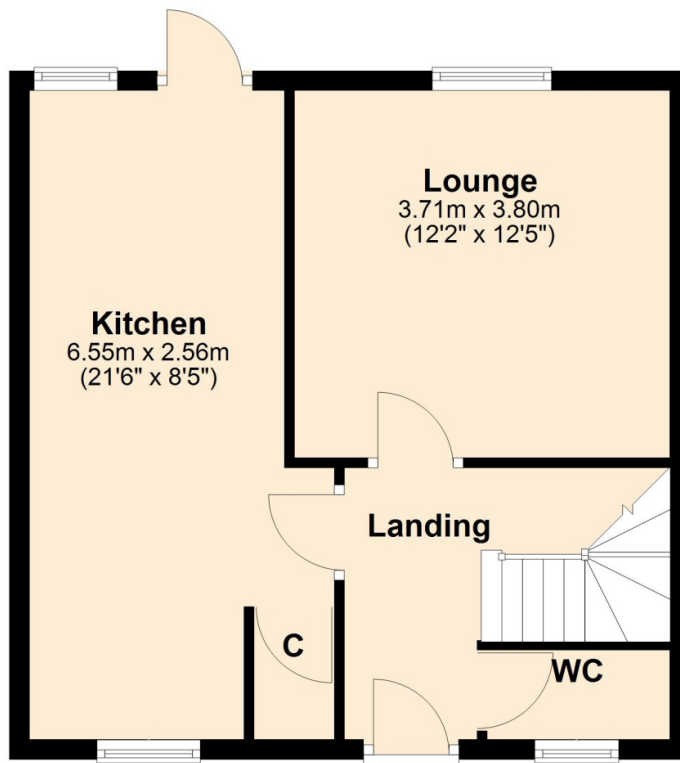
AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

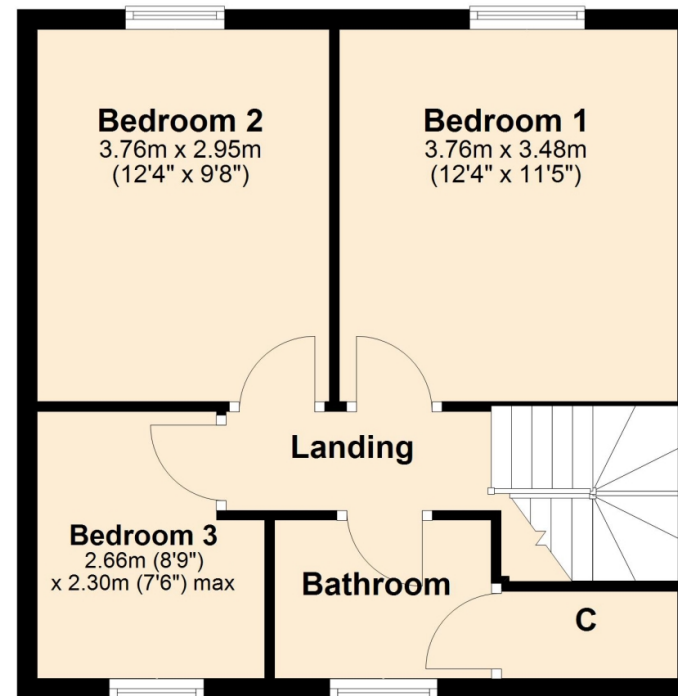
Ground Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.6 sq. feet)



Total area: approx. 84.9 sq. metres (913.7 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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