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# Meadway, Northampton, NN3 3BP

£325,000 - Offers Over Semi-Detached

3 1 2



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Department: Sales

Tenure: Freehold



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## Property Summary

Situated in the highly sought-after Weston Favell Village is this three-bedroom semi-detached home.

## Features & Utilities

- ✓ Rarely Available
- ✓ Three Bedroom Semi-Detached
- ✓ Sought After Location
- ✓ Weston Favel Village
- ✓ Scope for Extending
- ✓ Gas Central Heating
- ✓ Off Road Parking
- ✓ Single Garage
- ✓ Close to Abington Park
- ✓ No Chain

# Property Overview

Situated in the highly sought-after Weston Favell Village, this delightful three-bedroom semi-detached family home offers a perfect blend of character, convenience, and potential. Just a short walk from the beautiful Abington Park, excellent local schools, and a range of amenities, it's an ideal choice for families and professionals alike. Inside, the home features a welcoming bay-fronted lounge, a separate dining room, and an extended kitchen, providing a great space down stairs for everyday living. Upstairs, there are three double bedrooms and a family bathroom, externally, the property boasts a good-sized rear garden, a garage, and off-road parking. The front garden adds further curb appeal, while the homes generous plot provides plenty of potential to extend, making it a fantastic opportunity to add value and apart to modern living. EPC Rating: D. Council Tax Band: C.

## ENTRANCE

Wooden door to entrance. Stairs to first floor. Storage cupboard. Alarm. Doors to:

## LOUNGE 4.09m x 3.82m (13'5" x 12'6")

uPVC double glazed bay window to front elevation. Radiator. Gas fireplace.

## DINING ROOM 3.82m x 3.32m (12'6" x 10'11")

uPVC double glazed window and door to rear elevation. Exposed original floorboards. Radiator. Gas fireplace.

## KITCHEN 4.41m x 2.44m (14'6" x 8'0")

Window to side and rear elevation. Door to side elevation. Extended kitchen which include wall mounted and base units with work surface over. One and a half bowl sink and drainer. Space for washing machine, tumble dryer, oven, fridge and freezer. Modern heating system.

## LANDING

Obscure uPVC double glazed window to side elevation. Access to loft hatch.

## BEDROOM ONE 4.10m x 3.77m (13'5" x 12'4")

uPVC double glazed bay window to front elevation. Radiator.



### **BEDROOM TWO 3.66m x 3.30m (12'0" x 10'10")**

Window to rear elevation. Radiator. Built in wardrobe.

### **BEDROOM THREE 2.67m x 2.26m (8'9" x 7'5")**

Window to side elevation. Radiator.

### **BATHROOM 2.15m x 1.81m (7'1" x 5'11")**

uPVC double glazed window to front elevation. Roll top bath. Low level WC and wash hand basin. Tiled splash back.

### **OUTSIDE**

#### **FRONT**

Off road parking and front garden enclosed.

#### **GARAGE**

Up and over garage door. Power and lighting.

#### **REAR**

A good size enclosed rear and side garden with access to garage.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent



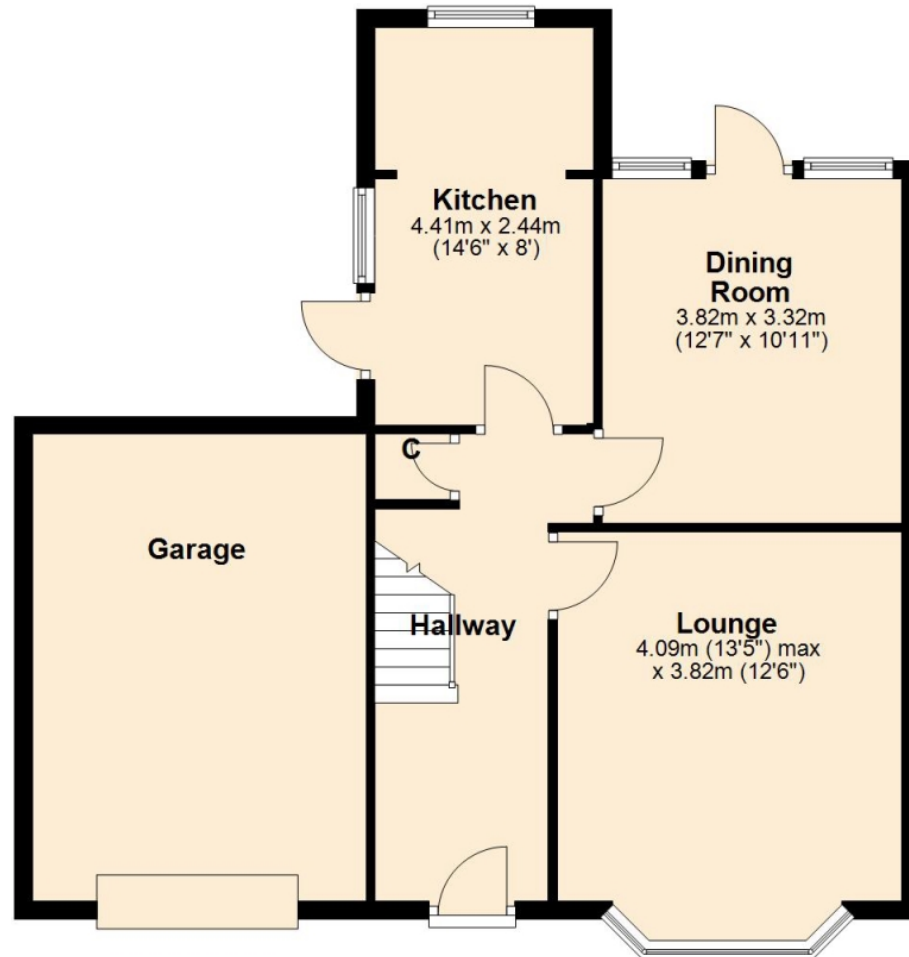
Council Tax – Band C  
EPC Rating – D  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – Driveway, Garage  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
Rights and Easements – Ask Agent

### AGENTS NOTES

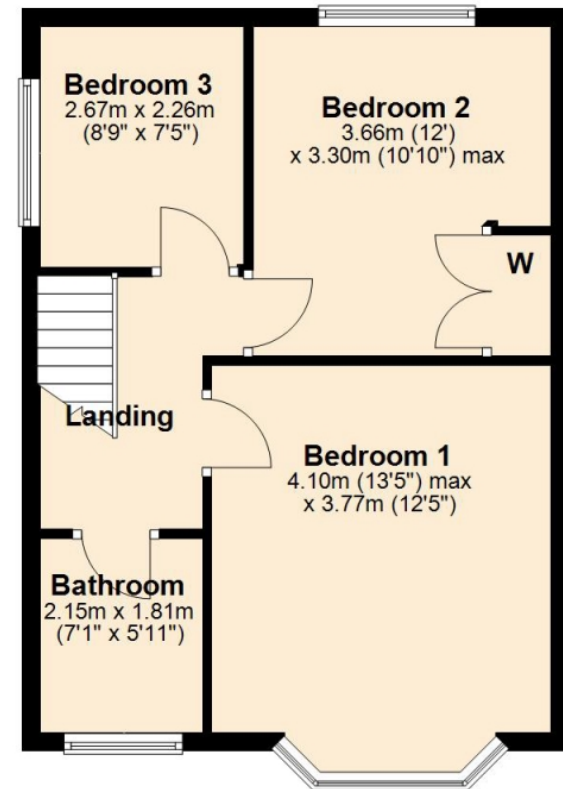
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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



## First Floor



Total area: approx. 115.9 sq. metres (1247.3 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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