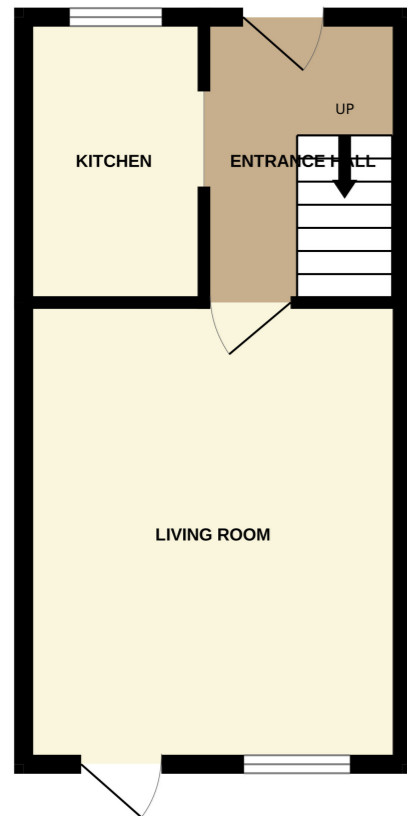
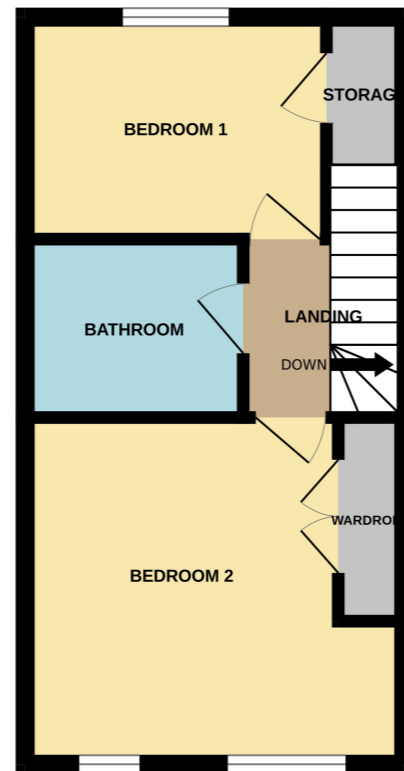


Make the right move!

GROUND FLOOR  
273 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR  
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 545 sq.ft. (50.6 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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114 Woodpecker Way, Northampton. NN4 0QP.

£210,000 Freehold

**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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#### Entrance Hall

5' 10" x 9' 8" (1.78m x 2.95m) Stairs rising to the first floor.  
Opening to;

#### Kitchen

5' 7" x 8' 10" (1.70m x 2.69m) Refitted kitchen suite comprising of a range of base and eye level units with work surfaces mounted over. Inset sink and drainer unit. Fitted electric oven and gas hob with extractor hood mounted over. Space and plumbing for white goods. Upvc double glazed window to the front aspect.

#### Living Room

11' 9" x 14' 4" (3.58m x 4.37m) Upvc double glazed door and window to the rear aspect. Radiator.

#### Bedroom One

11' 9" x 9' 0" (3.58m x 2.74m) Upvc double glazed window to the rear aspect. Radiator.

#### Bedroom Two

8' 5" x 6' 11" (2.57m x 2.11m) Upvc double glazed window to the front aspect. Radiator.

#### Bathroom

6' 9" x 5' 6" (2.06m x 1.68m) Refitted modern kitchen suite comprising of a low flush WC, vanity unit with sink and panelled bath with fitted shower above. Radiator.

#### Rear Garden

Laid to lawn with a path. Enclosed with timber panelled fencing.

#### Garage and Parking

Adjacent to the property is a car park with one allocated parking space belonging to the property. There is a garage within a block accessed via a metal up and over door.

