



50 WILFORD AVENUE
WAKES MEADOW | NORTHAMPTON
£230,000 FREEHOLD



-  sales
-  lettings
-  town & country

50 Wilford Avenue | Wakes Meadow | Northampton | NN3 9UQ

Merrys are DELIGHTED to offer for sale this, rarely available, two bedroom DETACHED property situated within this popular location. The accommodation comprise entrance hall, lounge, kitchen/diner, two double bedrooms and a bathroom. Externally there are well tended gardens and a single garage with off road parking for two vehicles. The property is very well maintained however would benefit from some updating. The property would make an ideal first time purchase or rental investment. Council tax band B.

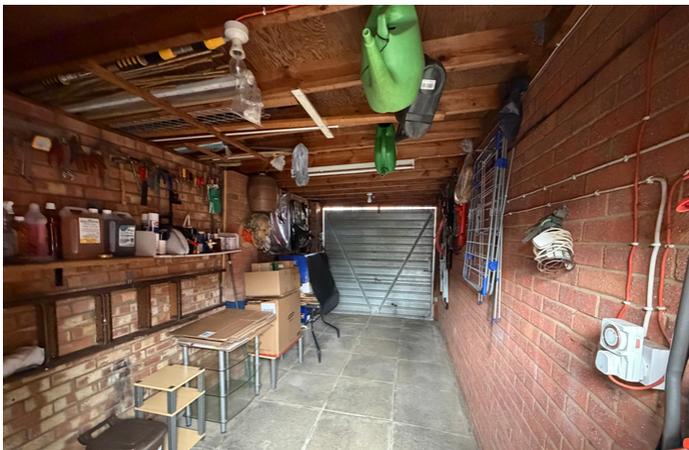
A two bedroom detached property | Popular location | Single Attached Garage |



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Wootton Hope Drive, Northampton, NN4 6DY
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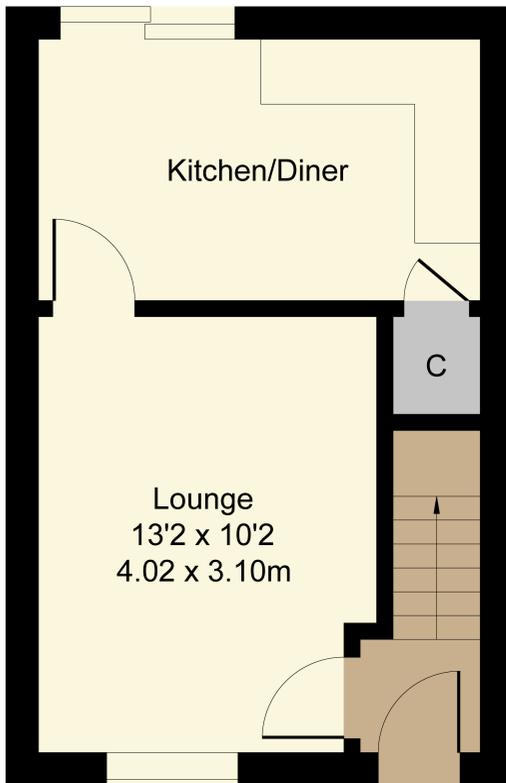




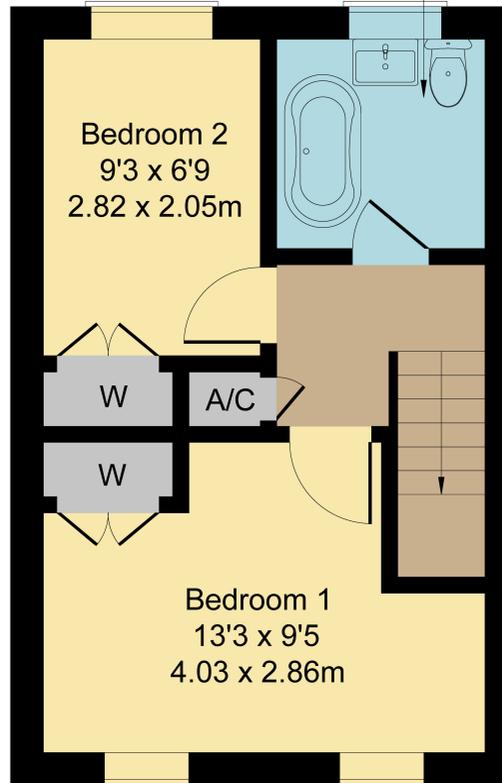
50 Wilford Ave

Approximate Gross Internal Area
570 sq ft - 53 sq m

Bathroom
6'4 x 6'3
1.93 x 1.91m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Note: Merrys for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
3. No person in the employment of Merrys has any authority to make or give and representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or in inspecting properties which have been sold, let or withdrawn.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	