



315 WELFORD ROAD
KINGSTHORPE | NORTHAMPTON
£300,000 FREEHOLD

merrys |

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315 Welford Road | Kingsthorpe | Northampton | NN2 8PT

Merrys are pleased to present this established semi-detached home, offered for sale with vacant possession and located in the highly sought-after area of Kingsthorpe. The property is ideally positioned close to a wide range of local amenities and well-regarded schools, making it an excellent choice for families. Although requiring updating, the property offers fantastic potential for improvement and extension, subject to the necessary permissions. Occupying a generous plot, it benefits from a detached double garage and ample off-road parking for several vehicles. The spacious accommodation extends to over 1,400 sq. ft. and comprises an entrance hall, a bright and airy lounge/dining room, conservatory/home office, kitchen, and cloakroom/WC to the ground floor. Upstairs, there are three well-proportioned double bedrooms and a family bathroom. Externally, the front of the property provides a driveway leading to the detached double garage. The rear garden enjoys a sunny aspect and features a variety of established trees and shrubs, creating a pleasant outdoor space. A substantial outbuilding offers excellent potential as a home office or workshop, and the property also benefits from a useful cellar. Further advantages include owned solar panels and the opportunity for buyers to modernise and create a home tailored to their own tastes and requirements. An ideal purchase for a growing family. Early viewing is highly recommended. Council tax band D.

OVER 1400 SQFT OF ACCOMMODATION | ESTABLISHED THREE BEDROOM SEMI DETACHED PROPERTY | VACANT POSSESSION |

POTENTIAL TO EXTEND | REQUIRES UPDATING



Wootton Hope Drive, Northampton, NN4 6DY
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