



**£175,000**

48 Meltham Close Northampton NN3 9QY



**Carter Williams**  
Estate and Letting Agents





Tucked away in a cul-de-sac, this well-presented one-bedroom cluster home is ideal for first-time buyers, investors, or those looking to downsize. Offered with no onward chain, the property provides a low-maintenance lifestyle in a convenient location.

The home is approached via a courtyard-style front garden, perfect for a morning coffee or a touch of greenery. Upon entering, you're welcomed into an entrance hallway with fitted storage, providing practical space for coats and shoes. From here, a door opens into the bright and airy living room, featuring dual aspect windows that flood the space with natural light. The room flows seamlessly into the well-appointed kitchen, which benefits from both base and wall-mounted units, a front aspect window, and additional under-stairs storage.

Upstairs, the property offers a generously sized double bedroom, while the top floor hallway includes further fitted storage. The neutral three-piece bathroom comprises a WC, hand basin, and a bath with shower over, creating a functional and relaxing space.

Externally, the property comes with allocated parking for one vehicle, adding convenience to this attractive home.

Early viewing is highly recommended to appreciate the potential this home has to offer. Contact Carter Williams now!

Council Tax Band: A  
EPC Rating: D





Living Room 3.43m (11' 3") x 3.41m (11' 2")

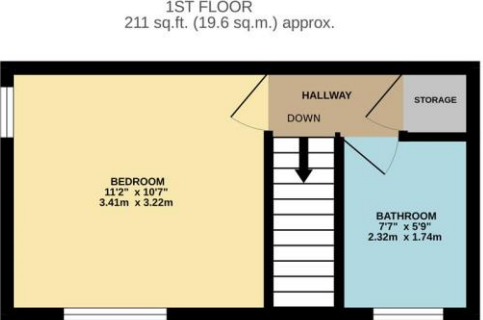
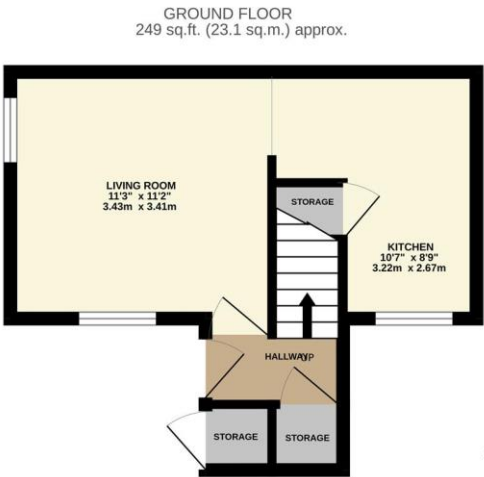
Kitchen 2.67m (8' 9") Max x 3.22m (10' 7")

Bedroom 3.43m (11' 3") x 3.23m (10' 7")

Bathroom 2.33m (7' 8") x 1.74m (5' 9")



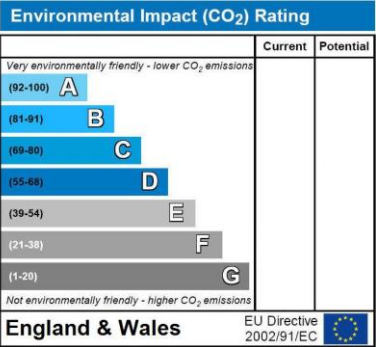
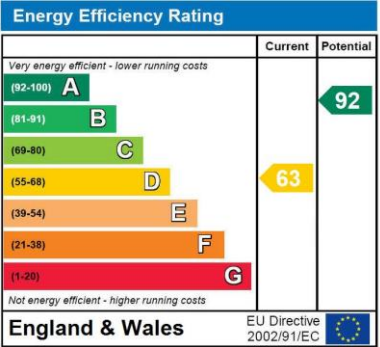




TOTAL FLOOR AREA: 460 sq.ft. (42.7 sq.m.) approx.

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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