



47 WOODPECKER WAY NORTHAMPTON

£89,950
LEASEHOLD

Carter Williams is pleased to present this charming first-floor maisonette located at 47 Woodpecker Way in Northampton. Built in 1988, this well-maintained property is offered to the market with no onward chain, making it an excellent opportunity for prospective buyers.

The accommodation features a delightful open-plan living area that seamlessly integrates with the kitchen, creating a spacious and inviting environment perfect for relaxation and entertaining. The master bedroom is generously sized and includes a convenient three-piece en-suite shower room, ensuring privacy and comfort.

In addition to its appealing interior, this maisonette comes with the added benefit of allocated parking, a valuable asset in this desirable location. Situated close to local amenities, residents will enjoy easy access to shops, cafes, and other essential services.



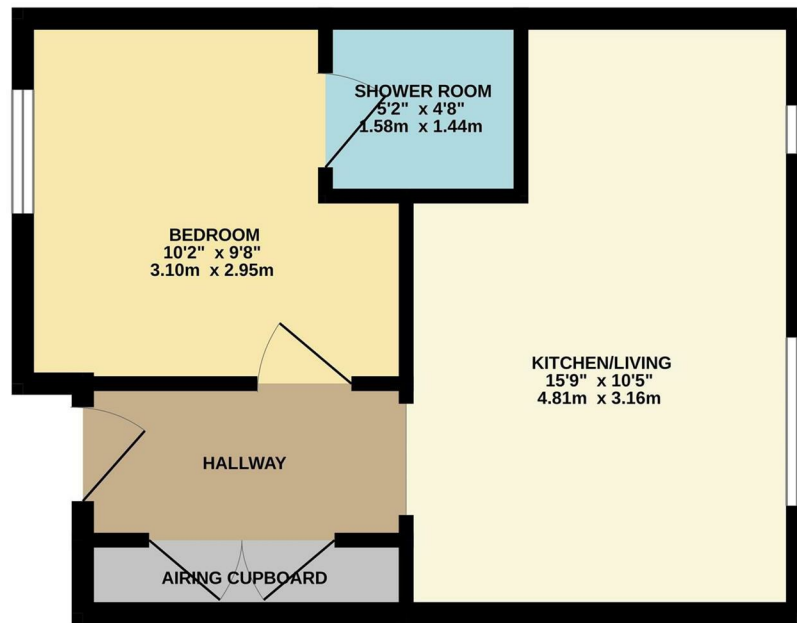
- First floor maisonette
- Open plan living area
- Modern kitchen included
- Master bedroom with en-suite



- Three-piece shower room • Allocated parking space • Close to local amenities • No onward chain • Ideal for first-time buyers • Contact Carter Williams now!



GROUND FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 315 sq.ft. (29.2 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.
Made with Metropix i2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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