

3 Chestnut Road  
Northampton  
NN3 2JL

£290,000

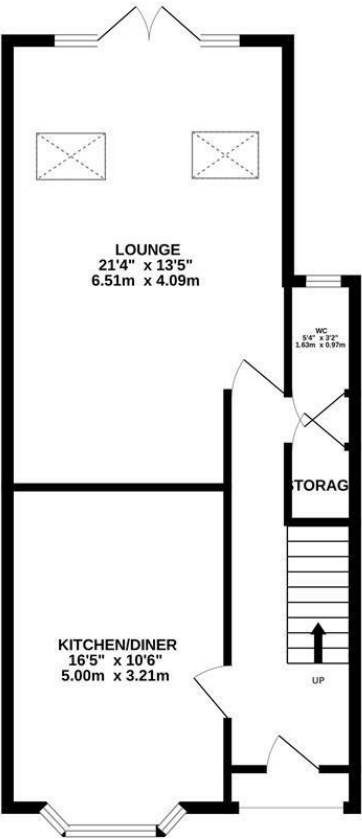


OSCAR JAMES

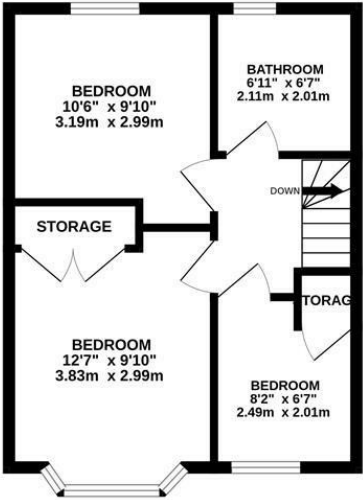
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 949 sq.ft. (88.2 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 ©2023



## AT A GLANCE...



Larger than average lounge flowing through to rear garden



Modern kitchen/diner with built in appliances



Three Bedrooms



Modern family bathroom & Cloakroom



Good size rear garden with patio area



Good road links within close proximity





# WHAT'S GREAT?

\*\*\*NO CHAIN\*\*\*

Oscar James welcome to the market this fantastic three bedroom home situated in the prime location of Abington. Presented in great condition throughout and with a highly motivated vendor this modern home is not one to be missed!

Upon entering the property the hall gives access to all ground floor accommodation. The large kitchen/diner is positioned to the front benefitting from a bay window and modern built in appliances. The lounge is to the rear boasting double doors leading out to the rear garden. The two Velux windows allow this spacious room to flood with natural light. To conclude the ground floor there is a cloakroom, storage cupboard and stairs rising to the first floor.

There are three bedrooms to the first floor along with the family bathroom comprising a modern three piece suite. The Master and bedroom three both have built in storage/wardrobes.

Externally the rear garden is fully enclosed and mainly laid to lawn with a generous size patio providing the perfect seating area.

This would make a stunning family home with brilliant living accommodation throughout we highly recommend viewing to truly appreciate all that is on offer!!!

...expect excellence



# SELLER'S SECRET

The location is ideal for me, I like to have local amenities close by. The lounge is a wonderful size and I love being able to open the patio doors into the garden on a summers day!



## Why we like it....

Within close proximity to Abington park we love the fact you can enjoy stunning walks so close to home!

# OSCAR JAMES

336 Wellingborough Road | Northampton |  
NN1 4ES  
01604 622722  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

---

---

---

---

---