

13 Collyweston Road  
Rectory Farm  
Northampton  
NN3 5ET

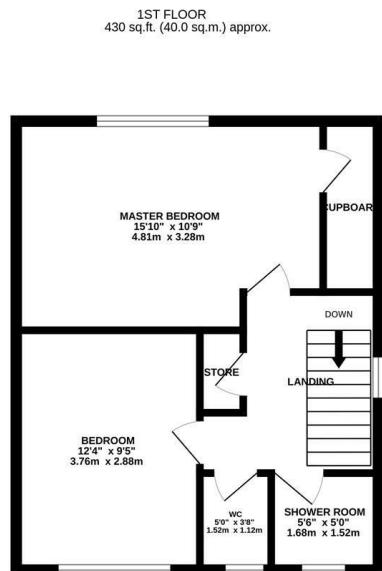
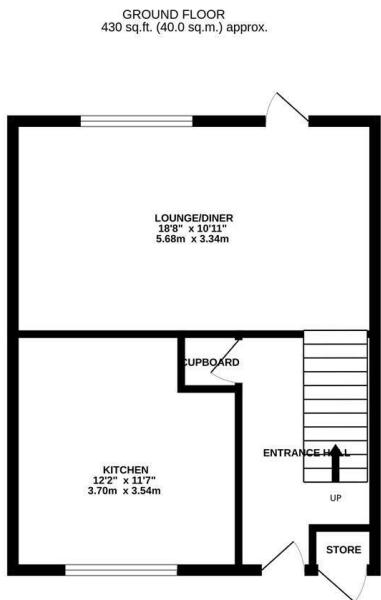
OFFERS OVER £180,000



OSCAR JAMES

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# FLOOR PLANS



TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Bright And Spacious Lounge



Kitchen Diner



Two Double Bedrooms



Wetroom



Low Maintenance Rear Garden



Gated Driveway Parking



## WHAT'S GREAT?

An excellent opportunity for first-time buyers or investors, this two-bedroom end-of-terrace home is offered to the market with no onward chain.

The accommodation comprises an entrance hall with a handy storage cupboard, a good-sized kitchen/dining room, and a bright lounge with patio doors opening onto the rear garden. Upstairs, there are two well-proportioned bedrooms, a wet room, and a separate WC.

The rear garden features a covered decking area immediately adjacent to the property, which has the added benefit of a built-in storage cupboard, a useful garden shed, gated driveway parking for one vehicle, and the remainder laid to lawn. Completing the outside of the property is a fenced front garden.

We expect this property to be very popular, so early viewings are advised to avoid disappointment.

...expect excellence



## SELLER'S SECRET

This has been my home for 30 years and have took full advantage of its close proximity to the A45 enabling me to travel easy to nearby family.



## why we like it....

This property is an ideal purchase for first time buyers or investors alike.

We expect this home to be extremely popular , Please call Oscar James on 01604 622722 to avoid disappointment.

To buy or not to buy....

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**OSCAR JAMES**

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