

**3 Ogilvie Avenue
Scholars Green
NORTHAMPTON
NN2 7FQ**

£275,000



- **RECENTLY CONSTRUCTED SEMI-DETACHED**
- **KITCHEN / DINER**
- **EN-SUITE SHOWER ROOM**
- **OFF ROAD PARKING**

- **THREE BEDROOMS**
- **DOWNSTAIRS WC**
- **EXCELLENT CONDITION**
- **ENERGY EFFICIENCY RATING : B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A modern three bedroom semi detached property, situated on the recently constructed 'Scholars Green' estate, offered in excellent condition. With accommodation comprising in brief; entrance hall, lounge, kitchen/diner, and downstairs wc to the ground floor. To the first floor are three bedrooms, with en-suite to main, and a bathroom. The property also benefits from UPVC double glazing, gas central heating, front and rear gardens, off road parking for two vehicles, and an EV charger.

Entrance Hall

Enter via composite door, LVT flooring, stairs rising to first floor, radiator.

Downstairs WC

Obscure UPVC window to front aspect, low level wc, pedestal wash hand basin, LVT flooring, radiator.

Lounge

14'2" x 12'0" (4.32 x 3.68)

UPVC window to front aspect, under stairs storage cupboard, radiator.

Kitchen / Diner

15'3" x 8'9" (4.65 x 2.67)

UPVC window and French doors to rear aspect, a range of wall and base units with roll top work surfaces, stainless steel one and a half sink and drainer, integrated oven with hob and extractor over, washing machine, dishwasher, cupboard housing boiler, LVT flooring, radiator.

First Floor Landing

Loft access, storage cupboard.

Bedroom One

12'0" x 9'4" (3.67 x 2.86)

UPVC window to front aspect, fitted cupboard, radiator.

En-Suite

6'3" x 5'4" (1.93 x 1.63)

Obscure UPVC window to front aspect, tiled shower cubicle, pedestal wash hand basin, low level wc, LVT flooring, radiator.

Bedroom Two

9'1" x 7'8" (2.79 x 2.34)

UPVC window to rear aspect, radiator.

Bedroom Three

7'8" x 5'10" (2.34 x 1.79)

UPVC window to rear aspect, radiator.

Bathroom

6'0" x 5'10" (1.84 x 1.80)

Obscure UPVC window to side aspect, bath unit with shower over, low level wc, pedestal wash hand basin.

Front Garden

Block paved driveway offering off road parking for two vehicles, lawn area with various shrubs, EV charger.

Rear Garden

Mainly laid to lawn with patio area, gated side access, enclosed by wooden fencing.

Agents Notes

Local Authority: West Northamptonshire

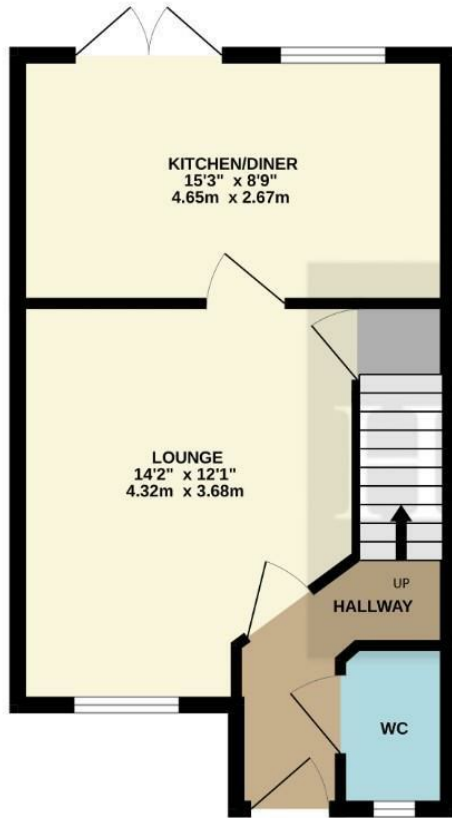
Council Tax Band: C

The vendor informs us there is an annual charge of approximately £130 per year for maintenance of the surrounding communal grounds.

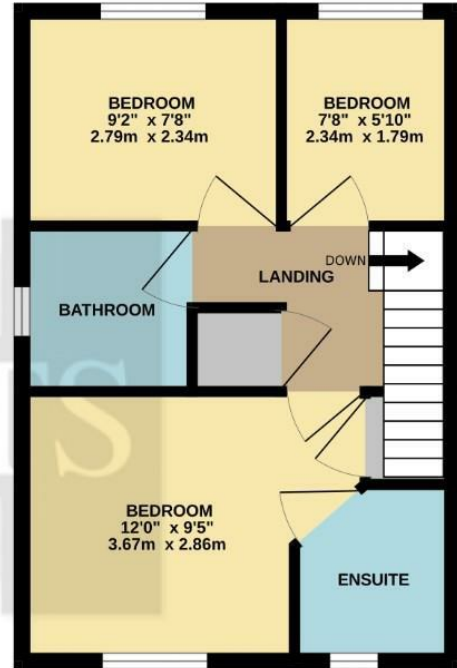




GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.

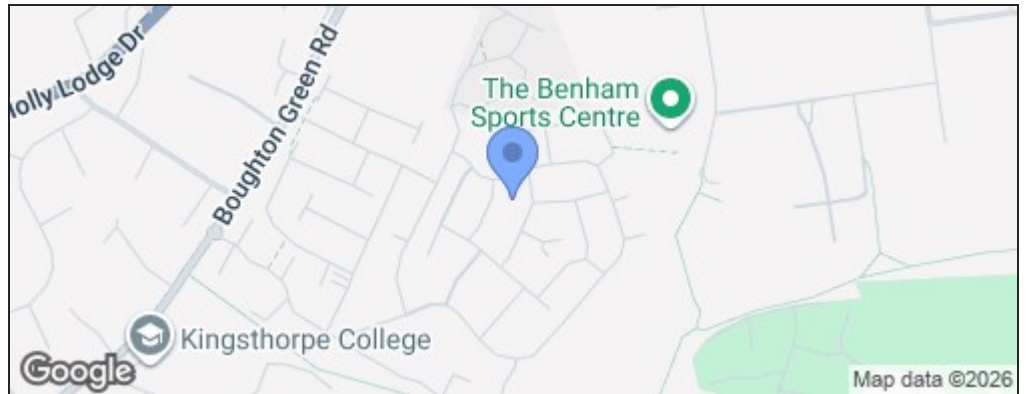


1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(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	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.