

**24 Portchester Gardens  
Wakes Meadow  
NORTHAMPTON  
NN3 9UP  
£200,000**



- **END OF TERRACE HOME**
- **NO ONWARD CHAIN**
- **OFF ROAD PARKING**
- **RADIATOR HEATING**
- **GOOD TRANSPORT LINKS**

- **TWO BEDROOMS**
- **CUL-DE-SAC LOCATION**
- **DOUBLE WIDTH PLOT**
- **DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A two bedroom end of terrace modern home located in the popular east Northampton area of Wakes Meadow. Located in a cul-de-sac the property occupies a double width plot and has off road parking. Internally to the ground floor there is an entrance hall, lounge/dining room and kitchen. To the first floor are two bedrooms with a bathroom. The property offers radiator central heating and has an enclosed rear garden.

### **Entrance Hall**

Entry through UPVC door, coat hanging area, archway to lounge/dining room.

### **Lounge/Dinig Room**

13'11 x 11'8 (4.24m x 3.56m)

Open stairs to first floor landing, two radiators, box bay window to front elevation, TV aerial point.

### **Kitchen**

8'05 x 11'08 (2.57m x 3.56m)

Modern white fitted kitchen with base and wall mounted cupboards with roll top work surface space, built in single electric oven, inset stainless steel gas hob with stainless steel extractor fan over, built in washer/dryer, fitted fridge and freezer, gas fired central heating boiler serving domestic hot water and radiators, half tiling, window to rear elevation, door to rear garden.

### **Landing**

Doors to both bedrooms and bathroom.

### **Bedroom One**

11'06 x 8'03 (3.51m x 2.51m)

Large built in mirror wardrobe, single panel radiator, window to front elevation.

### **Bedroom Two**

10'10 x 5'04 (3.30m x 1.63m)

Single panel radiator, access to loft area, window overlooking rear garden.

### **Bathroom**

Three piece white suite of panelled bath with electric shower, pedestal wash hand basin, close coupled WC, full height tiling to bath area, single panel radiator, frosted window to rear elevation.

### **Front Garden**

Double width frontage offering a split lawn with driveway giving off road parking for one car, mature trees and paved pathway to entrance.

### **Rear Garden**

Paved patio area onto lawn, outside cold water tap, timber panel tool shed, enclosed by timber panel fencing with gated side pedestrian access.

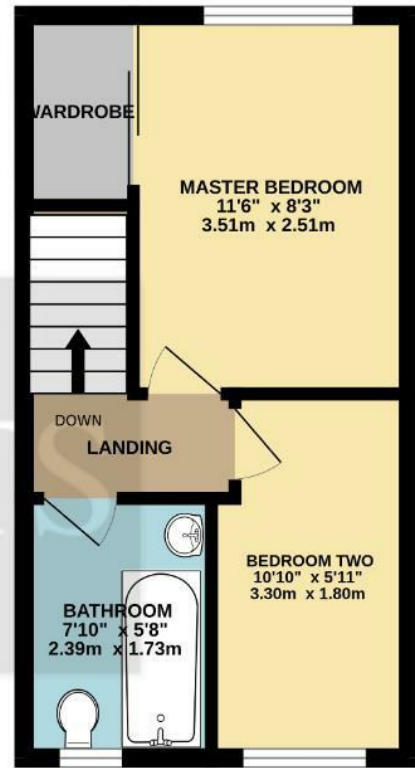
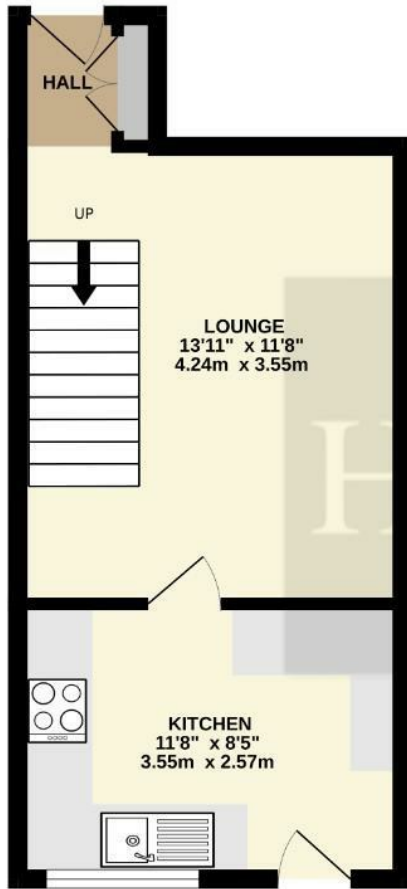
### **Agents Notes**

Council Tax Band: B



GROUND FLOOR  
275 sq.ft. (25.5 sq.m.) approx.

1ST FLOOR  
262 sq.ft. (24.3 sq.m.) approx.

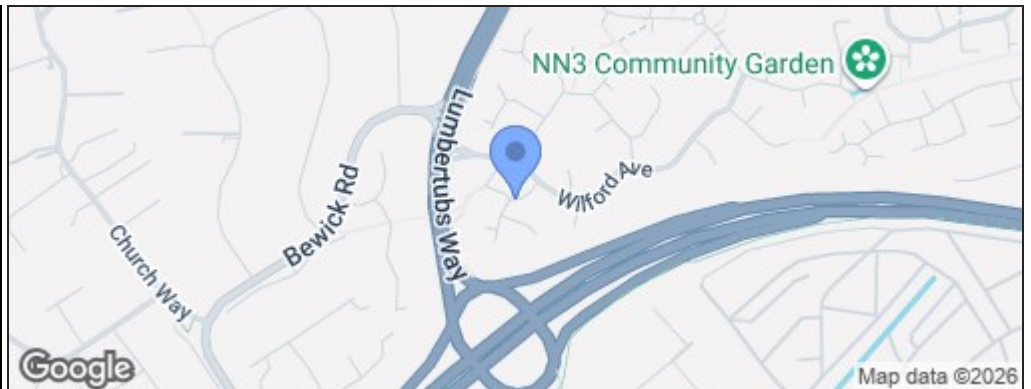


TOTAL FLOOR AREA : 537 sq.ft. (49.9 sq.m.) approx.

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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.