



**9 Montgomery Way**  
Wootton, Northampton

oriordanbond  
**FOR SALE**  
01604 432 007

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SALES & LETTINGS





## 9 Montgomery Way

Wootton

NN4 6LU

OFFERS OVER  
£265,000

This well presented three bedroom family property is ideally located off a cul-de-sac within the popular Wootton area. The property is situated near Wootton Primary School and provides good access to the A45.

The accommodation comprises entrance hall, cloakroom/WC, kitchen and a sitting/dining room. To the first floor is a family bathroom and three bedrooms. Outside is a good size enclosed garden being mainly laid to lawn to the rear and side and allocated parking for two cars. Further benefits include uPVC double glazing and gas radiator heating. (B/761/M)

### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

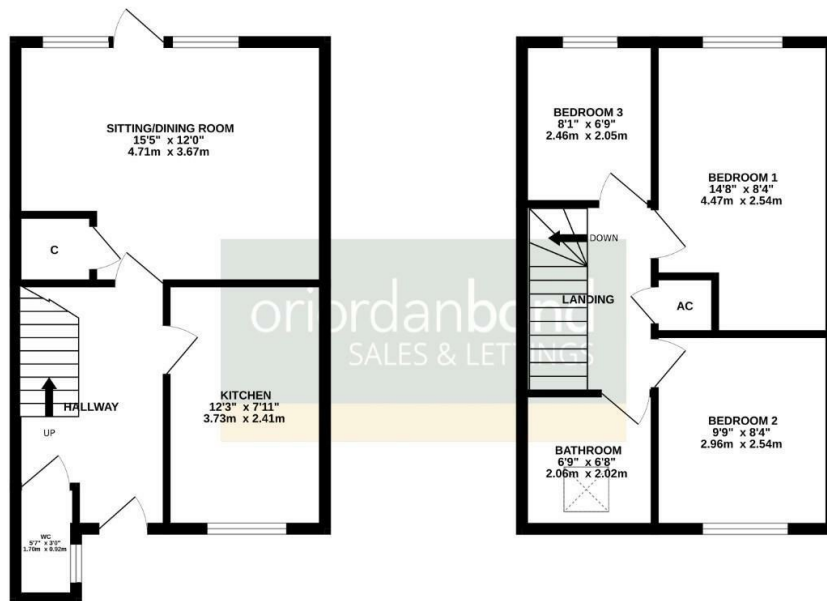
O’Riordan Bond Grange Park Sales  
01604 432007

grangepark@oriordanbond.co.uk



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.  
While 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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