



**New Road**  
Wootton, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR  
567 sq. ft. (52.7 sq.m.) approx.



1ST FLOOR  
567 sq. ft. (52.7 sq.m.) approx.



## New Road

Wootton

NN4 6HD

OFFERS OVER £280,000

Situated in the popular village of Wootton is this modern three bedroom semi-detached home, offered for sale with a limited onward chain. Situated within the cul-de-sac, the property provides good access to many local schools.

The accommodation comprises entrance hall, sitting room, kitchen/dining room and a cloakroom/WC on the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there is off road parking for two cars to the front and an enclosed garden to the rear. Further benefits include uPVC double glazing and gas radiator heating. (B/968/S)

### Additional information

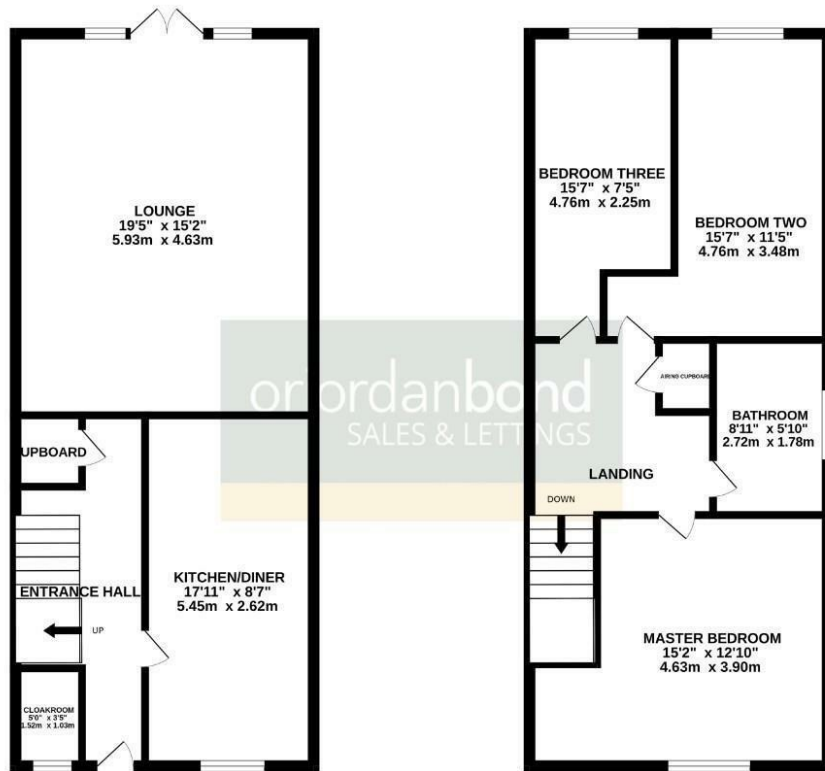
- Council Tax Band: C
- Energy Efficiency Rating: C

### 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.



TOTAL FLOOR AREA: 1134 sq.ft. (105.4 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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