

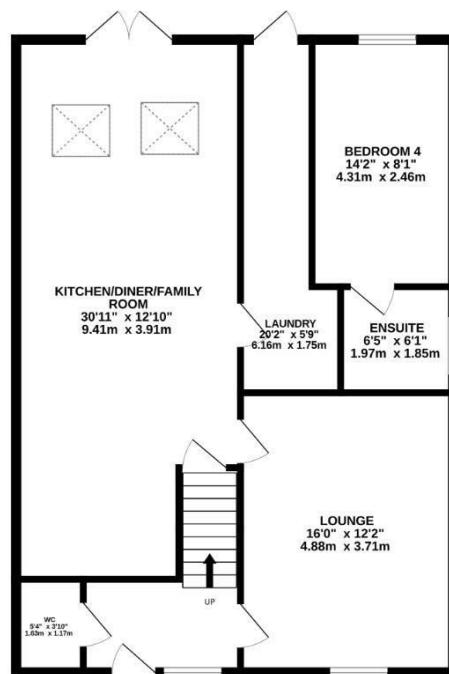


71 FARMCLOSE ROAD NORTHAMPTON, NN4 6HL

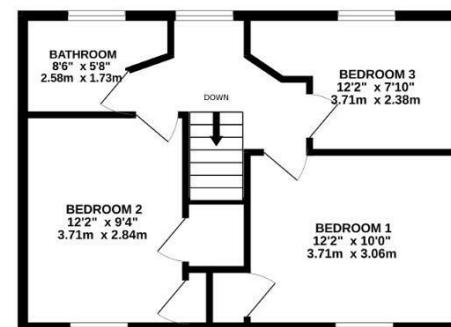
**£385,000
FREEHOLD**

Stonhills are pleased to offer this well presented four double bedroom detached house which has been extended and offers a large garden and is located in this popular village location of Wootton with good access to local amenities and the M1. The accommodation comprises: Hall, lounge, kitchen/diner/family room, wc, ground floor bedroom with ensuite, three first floor bedrooms, bathroom, rear garden and off road parking.

GROUND FLOOR
906 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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 indicative 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		
(81-91)	B		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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