



High Street, Wootton



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£185,000



## Key Features

- NO UPWARD CHAIN
- FIELD VIEWS TO REAR
- EXTENSIVE PARKING
- GARAGE
- MODERN SHOWER ROOM
- CONSERVATORY
- EPC RATING D





Enjoying field views to the rear this traditional semi detached family home offers well proportioned 3 bedroom accommodation with extensive parking and a Garage in the sought after village of Wootton. The home includes a Lounge opening to a Conservatory, oak style Dining kitchen and a first floor modern Shower Room. Price to reflect updating required.

NO UPWARD CHAIN

**VIRTUAL TOUR**  
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#### ENTRANCE

A Pvcu door and side screen open to a Porch and onto the Reception Hall with window, radiator, cloaks cupboard and stair with cupboard under.

#### LOUNGE 3.97m x 4.44m (13'0" x 14'7")

A traditionally appointed room with tiled, open fireplace, coving, picture rail, radiator and sliding double glazed aluminium doors to

#### CONSERVATORY 2.61m x 3.40m (8'7" x 11'2")

Enjoying views to the rear gardens and constructed of Pvcu double glazed panels over brick plinths with sloping translucent roof, electric wall heater and door to the Rear Entrance.

#### DINING KITCHEN 5.91m x 2.76m (19'5" x 9'1")

Appointed with a range of medium oak effect fronted units with contrasting tops to include a 1 1/2 bowl vinyl sink unit with cupboards under, space and plumbing for automatic washing machine floor standing oil fired central heating boiler, integrated refrigerator, inset electric hob with extractor canopy over, built-in oven and grill with cupboards over and under, tiled splash areas, additional units at eye level, coving, Pvcu double glazed windows to the front and side aspects and rear personnel door.



#### REAR ENTRANCE 2.68m x 1.69m (8'10" x 5'6")

Comprising of Pvcu double glazed panels over brick plinths with sloping translucent roof and side Entrance door.

#### LANDING

Ranch style balustrade rail, double glazed window and access to the roof space.

#### BEDROOM 1 4.03m x 4.00m (13'2" x 13'1")

Maximum measurement. A generous rear facing double room appointed with a range of mahogany style furniture to include two single wardrobes and high-level storage forming a bad head and a further quadruple wardrobe, radiator, TV aerial point and shelved Linen cupboard.

#### BEDROOM 2 4.02m x 3.23m (13'2" x 10'7")

Maximum measurements. A further rear facing double room with Pvcu double glazed window and radiator

#### BEDROOM 3 2.85m x 2.53m (9'5" x 8'4")

A forward facing room with double glazed window, radiator and bulkhead hanging cupboard.

#### SHOWER ROOM

Appointed with a modern suite in white to include a close coupled WC, pedestal wash hand basin, panelled and glazed full width shower enclosure with electric shower, panelled ceiling with inset spotlights and extractor fan, vertical chrome towel, radiator, Pvcu double glazed window, built in airing cupboard and marble effect tiling to full height.

#### OUTSIDE

The property is fronted by clipped hedging and wrought iron gates open to a 2 car concrete driveway and turning head. The remainder of the front is laid to gravel with stepping stones. Twin timber gates open to a rear reception area and a substantial brick built detached GARAGE with up and over door, windows and power. There is an attached potting shed together with timber stores. There are generous rear gardens which are primarily laid to lawn with a gravel flagged seating area and there are rear views across open farmland.





### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

### KEY FACTS FOR BUYERS

[CLICK HERE](#)

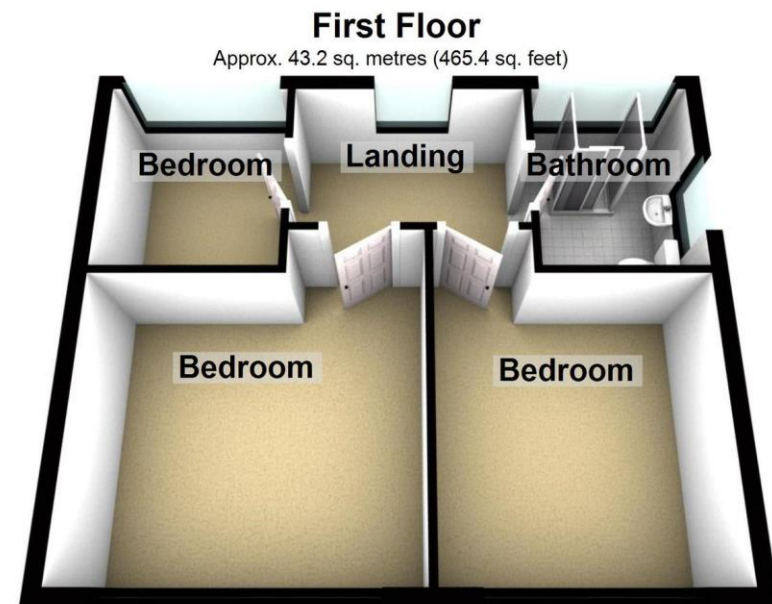
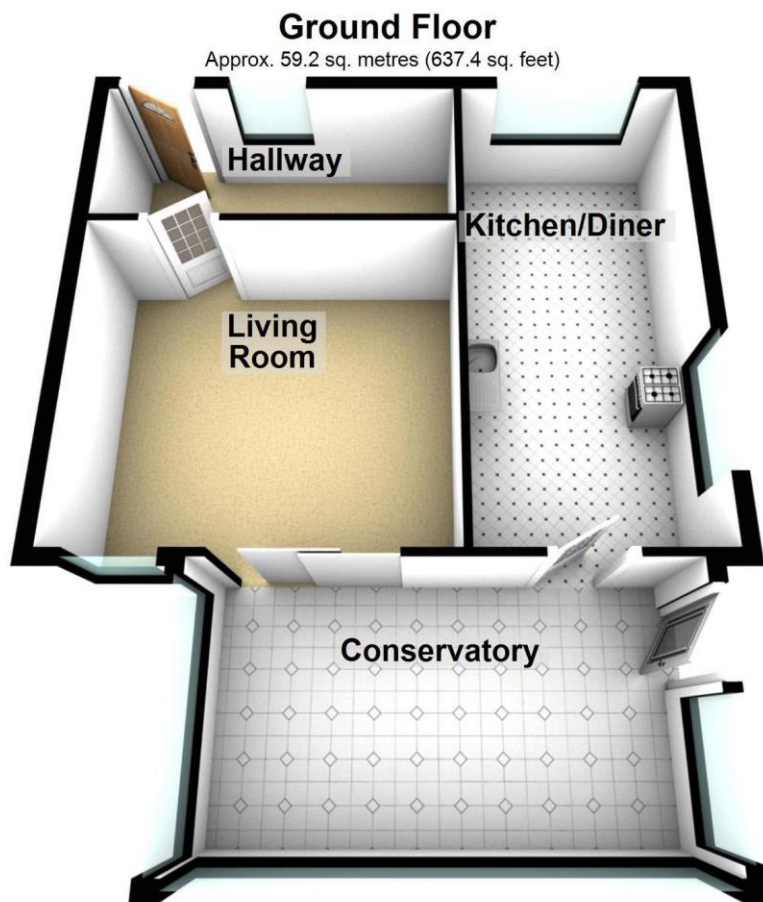












Total area: approx. 102.5 sq. metres (1102.8 sq. feet)

