

RESTHAVEN ROAD, WOOTTON, NN4

£299,995 | 3 Bed House - End Terrace

BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this extended three/four bedroom end of terrace house in the desirable village of Wootton. The property is conveniently located close to numerous amenities to include local shops, schools, a medical centre and a pub. The M1 junction 15 is also just a short drive away. The accommodation briefly comprises entrance hall, lounge, kitchen/diner, bedroom four/office, bathroom, first floor landing, bedroom one with en-suite and two further bedrooms. The property further benefits from gas radiator heating, double glazing, rear garden and off road parking.

- Three/Four Bedrooms
- End Of Terrace
- Kitchen/Diner
- Office/Bedroom Four
- En-Suite
- Off Road Parking
- Rear Garden
- Wootton Village
- No Onward Chain

COUNCIL TAX BAND: B

**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).


**Disclaimer.**

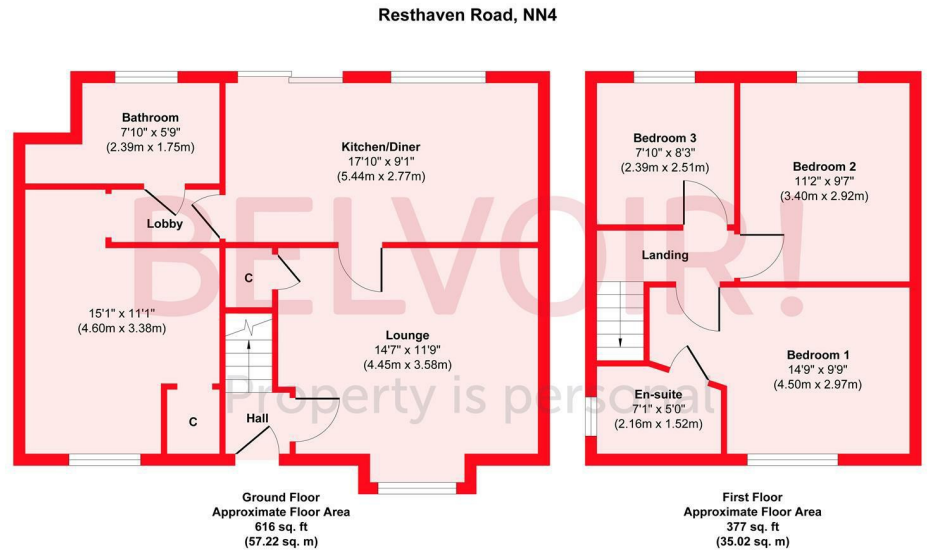
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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 	



Approx. Gross Internal Floor Area 993 sq. ft / 92.24 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

