

## WOOTTON BROOK

£280,000 | 2 Bed Bungalow - Semi Detached

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this spacious two bedroom semi detached bungalow with no above chain. The well maintained accommodation briefly comprises entrance porch, entrance hall, large lounge, modern kitchen, two big double bedrooms with built in wardrobes and a modern shower room. The property further benefits from gas radiator central heating, upvc double glazing, single garage, driveway and gardens to side and rear. Residents in Wootton Brook Close also have the benefit of being able to use some of the facilities at the nearby King Richard Court retirement development.

COUNCIL TAX BAND: C

- Two Double Bedrooms
- Semi Detached Bungalow
- Large Lounge
- Modern Kitchen
- Modern Shower Room
- Single Garage
- Driveway
- Gardens to Side & Rear
- Gas Radiator Heating
- No Above Chain

**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.



# WOOTTON BROOK

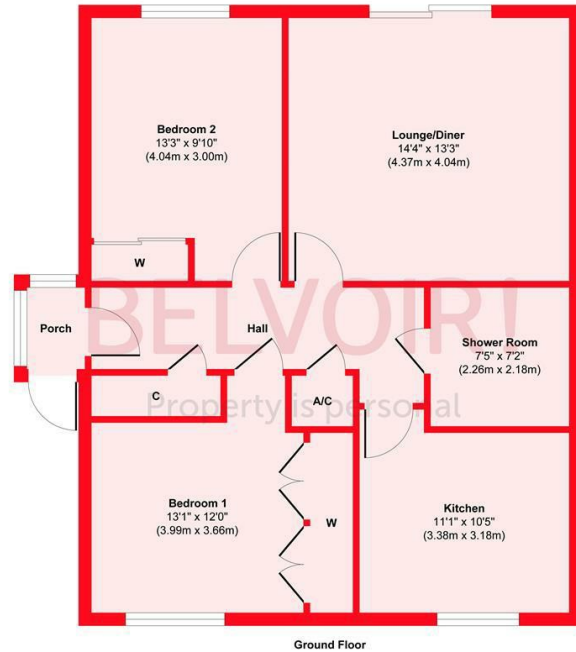
CLOSE NORTHAMPTON, NN4  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Wootton Brook Close, NN4



Ground Floor

Approx. Gross Internal Floor Area 730 sq. ft / 67.80 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

