

for sale

offers in excess of **£190,000**



Brigadier Close Wootton Northampton NN4 6LY

Connells are now in receipt of an offer for the sum of £188,000 for 2 Brigadier Close NN4 6LY. Anyone wishing to place an offer on the property should contact Connells at 11 Tudor Court, Wootton Hope Drive, Wootton NN4 6FF / 01604 706644 before exchange of contracts.

Brigadier Close Wootton Northampton NN4 6LY

Entrance Hall

The property is entered via a glazed front door to entrance hall. Useful cloaks area, wall mounted radiator, tiled floor and stairs rising to the landing.

Landing

Doors lead off to the open plan living/kitchen/dining areas, three double bedrooms and the family bathroom. Access to the loft space.

Living/ Kitchen/ Dining Areas

Living Area

13' x 11' 1" max (3.96m x 3.38m max)

The living area with fitted cupboards and book shelving. Wall mounted radiator, UPVC double glazed window to the rear elevation and open to the kitchen/dining area.

Kitchen/ Dining Area

12' 4" x 10' 1" (3.76m x 3.07m)

Fitted with a range of wall and base level units. One and a half bowl sink and drainer unit, set into work surfaces and tiled to splash back areas. Integrated appliances comprise oven, four ring gas hob with extractor over. Plumbing for washing machine and space for under counter fridge. Wall mounted radiator, ceramic tiled floor, space for a dining table and chairs and UPVC double glazed window to the rear elevation.

Master Bedroom

13' 3" x 10' 11" (4.04m x 3.33m)

A generous double room with UPVC double glazed window to the front elevation and wall mounted radiator,

Bedroom Two

10' 8" x 10' 6" (3.25m x 3.20m)

Double bedroom with UPVC double glazed window to the front elevation and wall mounted radiator,

Bedroom Three

11' 4" max x 9' 10" (3.45m max x 3.00m)

Double bedroom with UPVC double glazed window to the front elevation and wall mounted radiator,

Family Bathroom

Three piece white suite comprising panelled bath with shower over, low level flush wc, pedestal wash hand basin and tiled to splash back areas. Wall mounted radiator and UPVC opaque double glazed window to the front elevation.



Outside

Parking

Block paved driveway providing off road parking.

Council Tax Band

C





Floor Plan

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

Property Ref: WFL407343 - 0009

Tenure: Leasehold

EPC Rating: C

view this property online [connells.co.uk/Property/WFL407343](https://www.connells.co.uk/Property/WFL407343)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

