

for sale

£206,500



Poppyfield Road Wootton Northampton NN4 6NE

Offered as a 70% share is this well presented semi-detached home ideally located on the desirable development of St Georges Fields, Wootton. Set within close proximity to local schools and amenities, as well as easy access to the M1 motorway, viewing is highly advised to fully appreciate.

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Entrance Hall

Door to front elevation, stairs rising to the first floor landing, and wall mounted radiator.

Cloakroom

Suite comprising a low level flush w.c and wash hand basin with tiling to the splash back areas. Extractor fan and wall mounted radiator.

Living Room

16' 6" max x 11' 8" max (5.03m max x 3.56m max)

Double glazed window to the rear elevation. Decorative wood panel and two wall mounted radiators.

Kitchen/ Dining Room

15' max x 13' 6" max (4.57m max x 4.11m max)

Fitted with a range of wall and base level units, work top with complementary upstands and one and a half stainless steel sink and drainer. Integrated appliances comprising an electric oven and gas hob with a cooker hood over. Plumbing for washing machine and space for fridge freezer. Dining area with space for table and chairs. Wall mounted radiator. Double glazed window to the rear elevation and double glazed French door to the rear garden.

First Floor Landing

Stairs rising from entrance hall with doors leading off to two bedrooms and family bathroom. Loft access.

Bedroom One

15' max x 11' 1" max (4.57m max x 3.38m max)

Two double glazed windows to the rear elevation and wall mounted radiator.

Bedroom Two

14' 5" x 8' 4" (4.39m x 2.54m)

Double glazed window to the front elevation and wall mounted radiator.

Family Bathroom

Suite comprising a bath with shower attachment over, low level flush w.c and wash hand basin with tiling to the splash back areas. Extractor fan, cupboard and opaque double glazed window to the front elevation.



Outside

Front Garden

Lawn area and mature hedging. Pathway to front door.

Rear Garden

South westerly, fully enclosed and landscaped rear garden with paved patio area, which is ideal for entertaining.

Council Tax Band

C.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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: WFL408285 - 0004

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/WFL408285

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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