



# 9 Wootton Brook Close

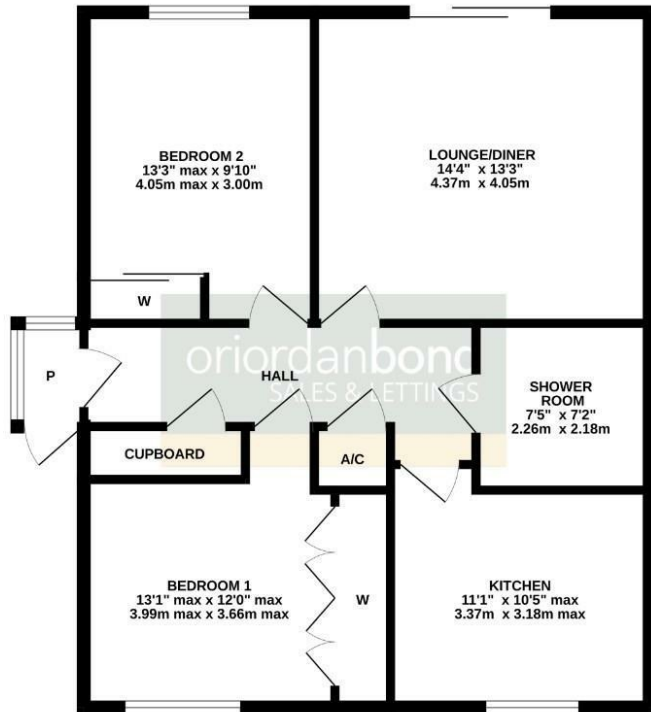
East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS





GROUND FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
Made with floorplan 0022

## 9 Wootton Brook Close

East Hunsbury

NN4 0XU

OFFERS OVER

£200,000

Offered to the market with no onward chain is this well presented two double bedroom semi-detached bungalow, situated in this desirable cul-de-sac, within East Hunsbury.

Accommodation comprises entrance porch, hallway with access to loft space, sitting/dining room with patio doors to the garden and electric awning, a modern, re-fitted kitchen with fully integrated appliances, two double bedrooms with fitted wardrobes and a refitted shower room. Outside is a landscaped rear garden and a driveway leading to a single garage with up and over door. Further benefits include uPVC double glazing and gas radiator heating. (A/730/S)

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O’Riordan Bond Hunsbury Sales

01604 706007

hunsbury@oriordanbond.co.uk

