



New Road
Wootton, Northampton

oriordanbond
SALES & LETTINGS



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



New Road

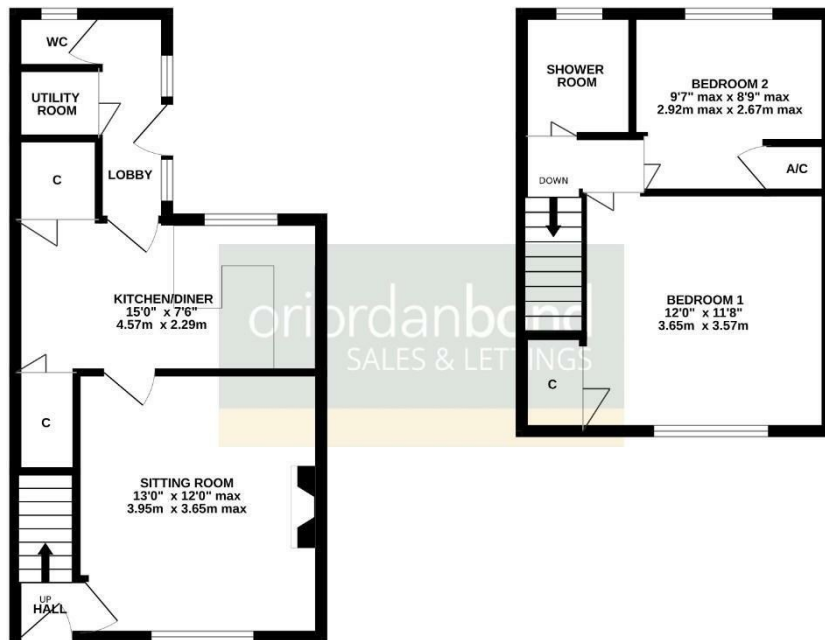
Wootton

NN4 6HD

PRICE £229,995

Nestled at the end of a cul-de-sac, within the desirable village of Wootton, is this mature two bedroom home offering accommodation over two floors.

Entrance hall, cosy sitting room with ample space for furniture and a wood burner, a modern kitchen/dining room with appliances and two storage cupboards, rear lobby, utility room and cloakroom/WC. To the first floor is access to the loft space, two bedrooms and a shower room. Outside, the property has a driveway for two cars and a generous rear garden which is mainly laid to lawn with timber fencing to enclose. There is also a brick-built outbuilding. Further benefits include double glazing and gas radiator heating. (B/684/L)



Additional information

- Council Tax Band: A
- 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

TOTAL FLOOR AREA : 684 sq.ft. (63.6 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.
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