

Cross Brooks

Wootton Fields, Northampton

oriordanbond
SALES & LETTINGS



Cross Brooks

Wootton Fields
NN4 6AJ

Price
£215,000

Situated within the highly desirable Wootton Fields development, this well presented two bedroom end terraced property has recently been refreshed by the current owner and is offered in good decorative order throughout. Offered with no chain, the property enjoys a convenient position close to a range of local amenities including shops, playing fields and popular schooling options, recreational facilities and access to the M1 and A45.

The accommodation comprises entrance hall, sitting room and a spacious kitchen/dining room. To the first floor is a family bathroom and two well proportioned bedrooms, with en-suite shower room and larger than average fitted wardrobe to the master and bedroom two also with fitted wardrobe. Externally, there is a fully enclosed easterly facing rear garden which is predominantly laid to lawn with patio seating area immediately outside the rear door. To the front is a private driveway providing off road parking for two vehicles. Further benefits include a recent internal re-decoration, a recently completed Electrical Installation Condition Report (EICR), a recent boiler service, a replacement shower head, uPVC double glazing and gas radiator heating. (B/670/M)

- Two bedroom end terraced house
- En-suite to master bedroom
- Gas radiator heating and uPVC double glazing
- Enclosed rear garden
- Off road parking
- No onward chain









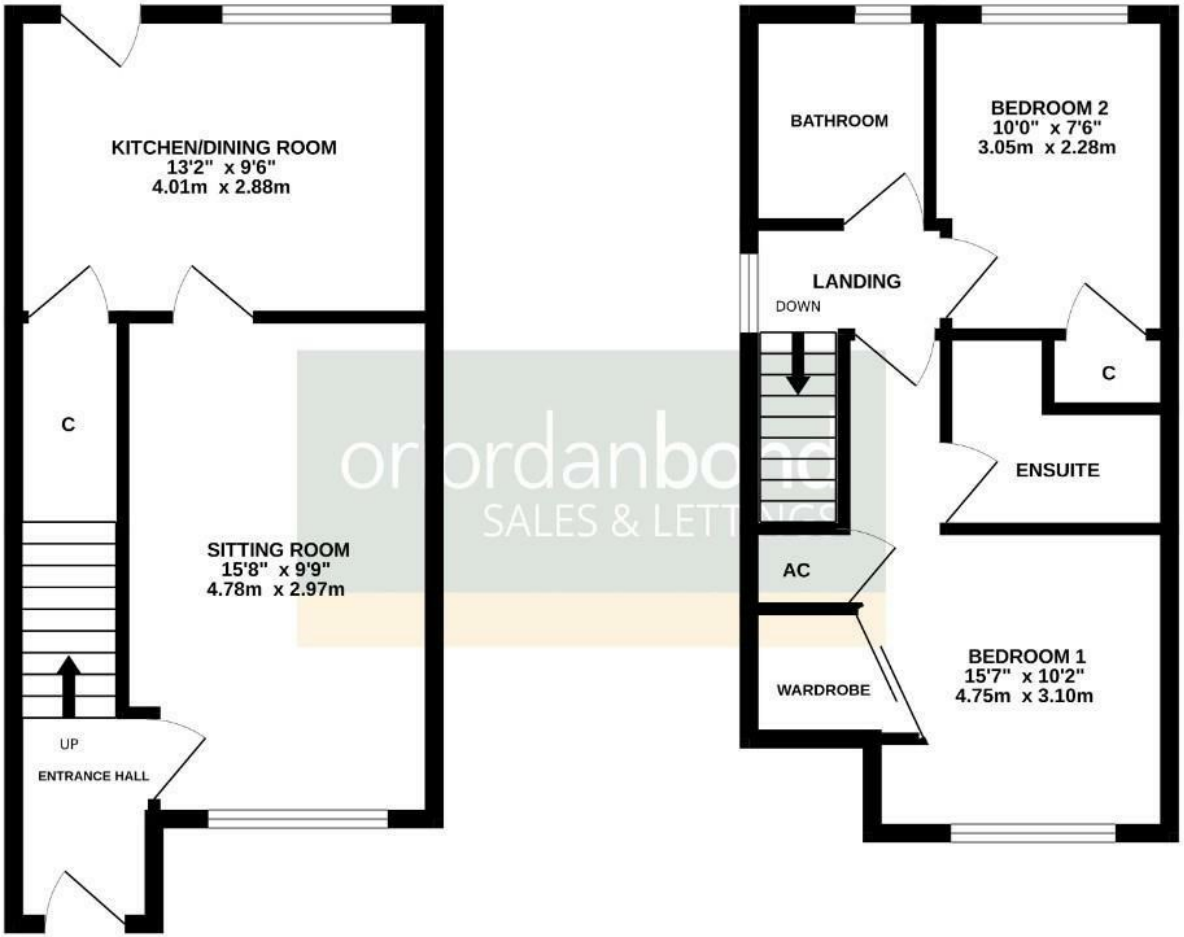






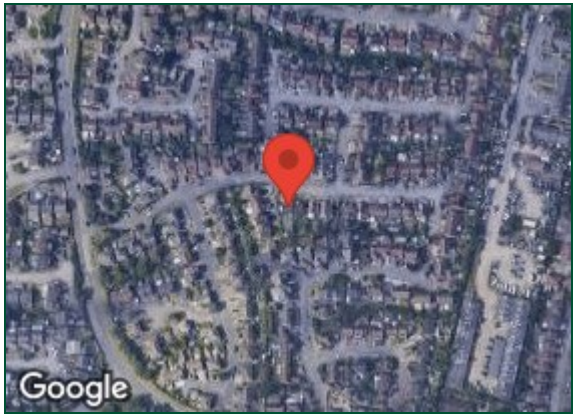
GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.

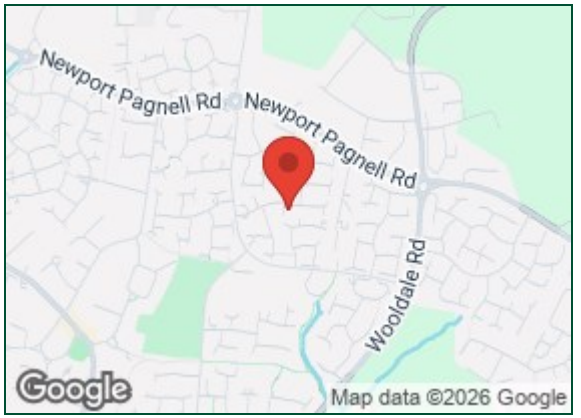
1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 sq.m.) approx.

Whilst 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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Additional information

- Council Tax Band: B
- 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.

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