Falcon Way

Wootton, Northampton

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SALES & LETTINGS

Falcon Way

Wootton
NN4 6GT

Price
£196,000

This immaculate two double bedroom semi-detached home is offered for sale under the discounted homebuyers scheme. Situated in the sought after location of Wootton, the property provides good access to many local schools and is within close proximity to Hardingstone Pocket Park.

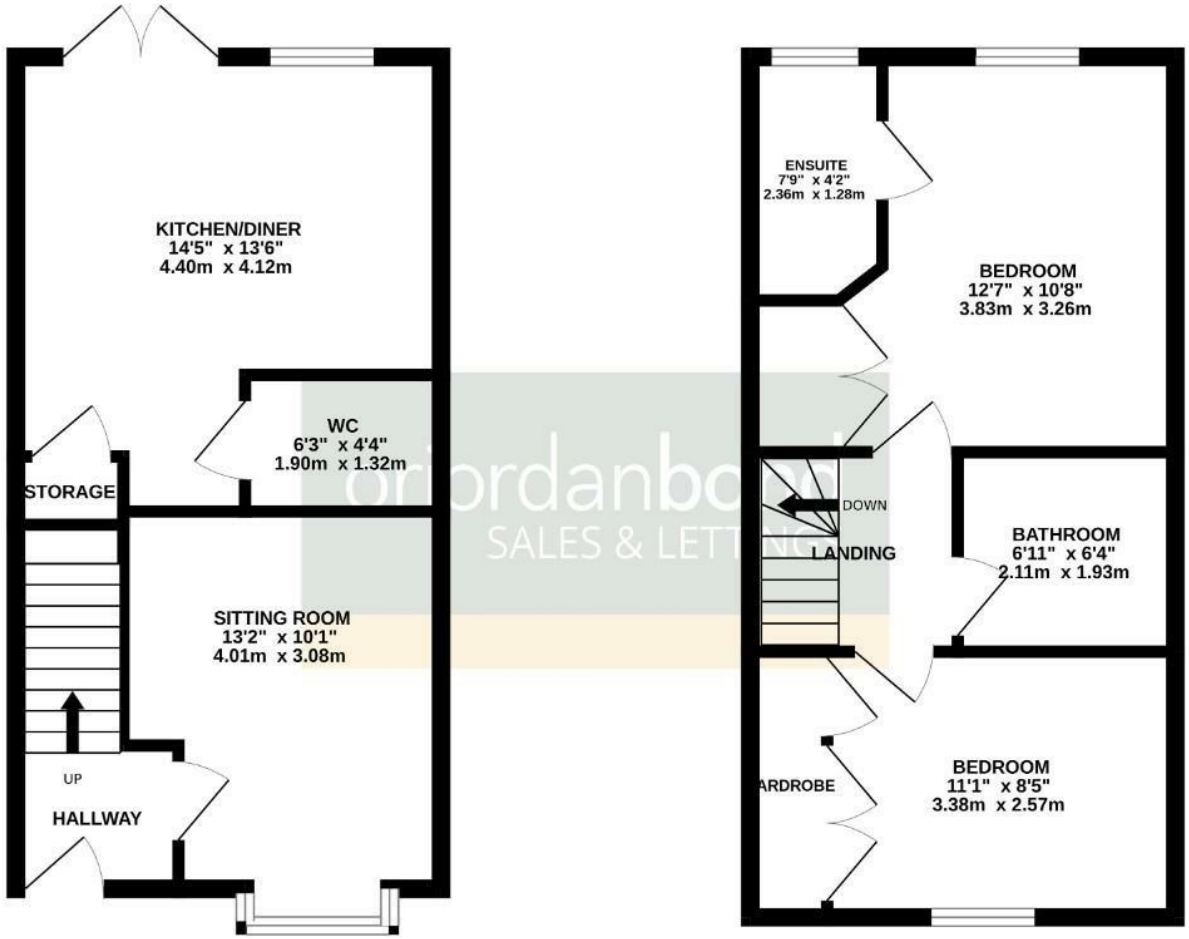
The well proportioned accommodation comprises entrance hall, sitting room, kitchen/dining room and cloakroom/WC. On the first floor are two double bedrooms with en-suite to the master bedroom and a family bathroom. Outside is an enclosed rear garden laid mainly to lawn with patio area. The front is low maintenance with block paved off road parking to the side. Further benefits include gas radiator heating, uPVC double glazing and 8 years remaining on the NHBC warranty.

AGENTS NOTE - This property is an 'affordable property', subject to a Section 106 Agreement, and all buyers must be approved by West Northamptonshire Council. The Discount Market Sale Scheme (DMS) offers an incredible opportunity for prospective homebuyers to own a brand new home at a reduced price. Advertised price is already discounted by 30%.

- Semi-detached home on The Discount Market Sale Scheme
- Two double bedrooms with master en-suite
- Kitchen/dining room
- Gas radiator heating
- Enclosed rear garden
- Off road parking

GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



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TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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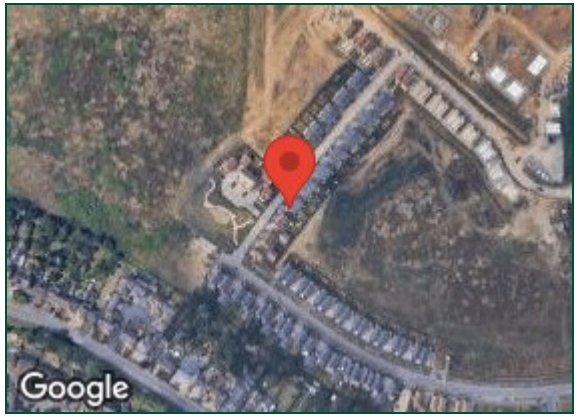

Additional information

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

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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