

for sale

£210,000



Cross Waters Close Wootton Northampton NN4 6AL

A fantastic opportunity for first-time buyers and investors alike! Tucked away in a sought-after cul-de-sac location in the popular WOOTTON FIELDS, a two-bedroom SEMI DETACHED home with TWO SIDE BY SIDE PARKING spaces. The property is located conveniently near local amenities. NO CHAIN.

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Entrance Hall

Door to front elevation. Radiator. Door to lounge. Stairs rising to first floor landing.

Lounge

UPVC double glazed window to the front elevation. Radiator. Door to kitchen/ diner.

Kitchen/ Diner

Fitted with a range of wall and base level units. Sink and drainer set beneath the work surface with tiling to splashback areas. Space for washing machine. Double glazed, wooden window to the rear elevation. Door to the rear garden.

First Floor Landing

Double glazed, wooden window to the side elevation. Stairs rising from entrance hall. Doors to two bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation. Airing cupboard. Triple wardrobes. Radiator.

Bedroom Two

Double glazed, wooden window to the rear elevation. Radiator.

Bathroom

Suite comprising bath with shower attachment, low level flush w.c and vanity wash hand basin. Tiling to splashback areas. Opaque window to the side elevation.

Outside

Front Garden

Mainly laid to lawn. Path leading to front door. Shrubs and trees. Gated access to the rear garden.

Rear Garden

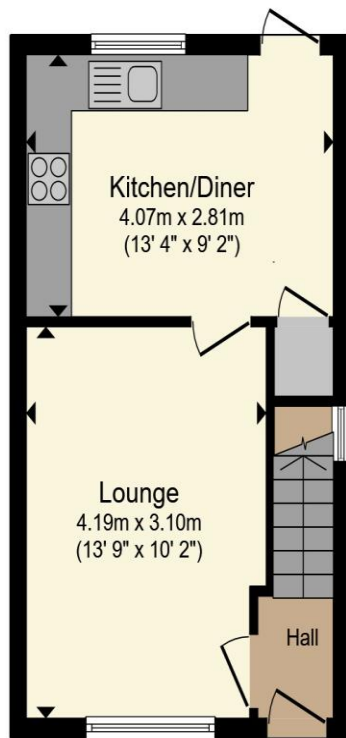
Mainly laid to lawn. Patio area ideal for entertaining. Shrubs. Retaining timber fencing. Gated access to the front of the property.

Driveway

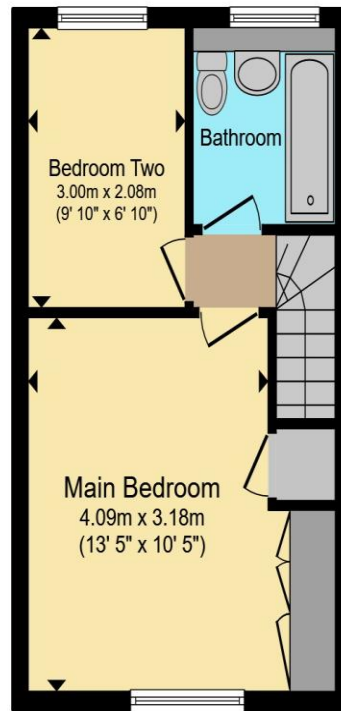
Paved driveway providing off road parking space for cars side by side.







Ground Floor



First Floor

Total floor area 57.7 m² (622 sq.ft.) approx

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.propertybox.io

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11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

Property Ref: WFL408937 - 0002

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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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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