



12 Bancroft Way
Wootton, Northampton

oriordanbond
SALES & LETTINGS



12 Bancroft Way

Wootton
NN4 6BF

OFFERS OVER
£260,000

A modern terraced property located in the popular area of Wootton. The property is situated close to amenities and is in the school catchment for both Caroline Chisholm and Preston Hedges Primary.

Accommodation comprises entrance porch with cloakroom/WC off, sitting room, fitted kitchen/dining room, inner hallway with stairs to first floor landing, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside is a low maintenance front garden, enclosed lawned rear garden, allocated parking for one car and a leasehold garage. Further benefits include uPVC double glazing and gas radiator heating. (B/874/M)

Additional information

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

Viewing

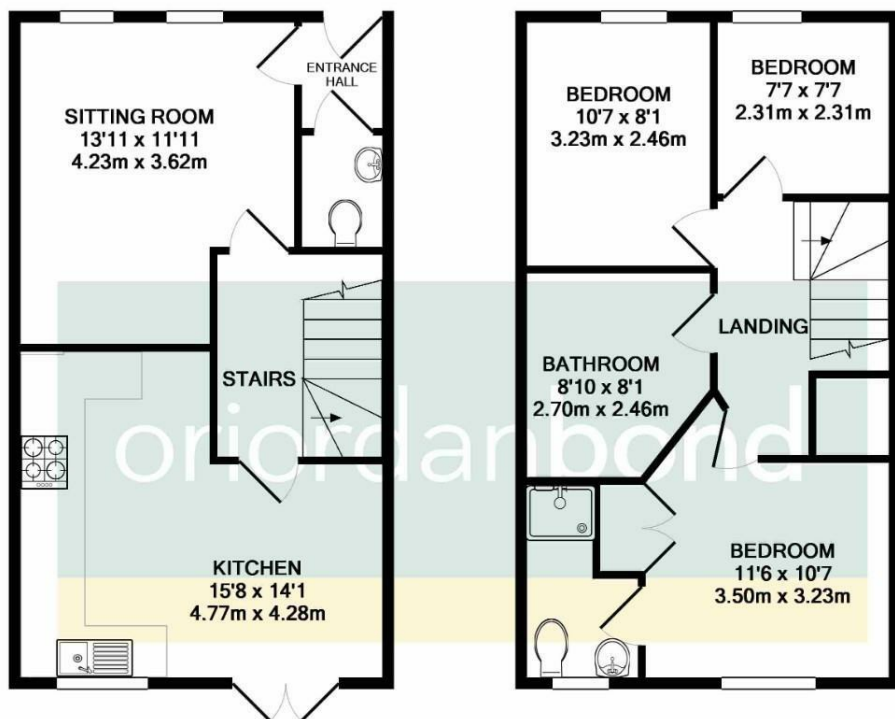
Viewing strictly by appointment – details below

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 Grange Park Sales
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GROUND FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 874 SQ.FT. (81.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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