

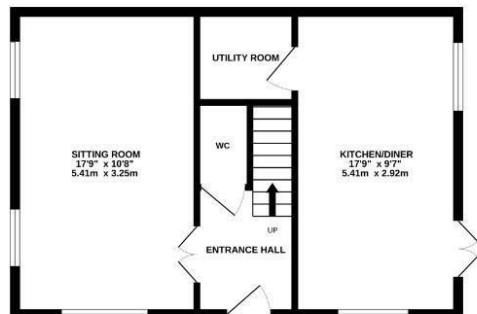


**Bancroft Way**  
Wootton, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR



## Bancroft Way

Wootton

NN4 6BF

PRICE £325,000

A modern three bedroom semi-detached property offered for sale with no onward chain. The house falls within excellent school catchment areas and is a short drive to Junction 15 for the M1 and A45.

The accommodation comprises entrance hall, cloakroom/WC, sitting room, kitchen/dining room with small utility room off, three first floor bedrooms (master en-suite shower room) and a family bathroom. The property benefits from gas radiator heating and double glazing. Outside is a small front garden and lengthy driveway leading to a detached single garage. To the rear is an enclosed lawned rear garden. (C/922/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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TOTAL FLOOR AREA: 922 sq ft (85.7 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements, 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 and systems within the property have not been tested and no guarantee as to their operability or efficiency can be given.  
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