



# Aldwell Close

Wootton Fields, Northampton

oriordanbond  
SALES & LETTINGS



## Aldwell Close

Wootton Fields  
NN4 6AX

GUIDE PRICE £280,000

This immaculate three bedroom family home, within the heart of Wootton Fields, is offered for sale with the benefit of being close to local amenities and fantastic transport links.

Offered with no onward chain, the accommodation comprises entrance hall, sitting room and kitchen/dining room on the ground floor. To the first floor are three well proportioned bedrooms and a family bathroom. Externally, there are front and rear gardens with a driveway providing off road parking leading to a single garage. Further benefits include gas radiator heating and uPVC double glazing. (A/886/M)

### Additional information

- Council Tax Band: C
- 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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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 886 sq.ft. (82.3 sq.m.) approx.

While 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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