



Berry Lane

Wootton Village, Northampton

oriordanbond
SALES & LETTINGS



Berry Lane

Wootton Village

NN4 6JU

GUIDE PRICE £300,000

This modified semi-detached home in the heart of Wootton Village is offered for sale with no onward chain. The property is located close to Wootton Primary School and the A45 as well good access to Wootton Valley Country Park.

Originally a three bedroom property, the flexible accommodation comprises entrance hall, two receptions/bedrooms both with en-suite shower rooms (originally the sitting room and garage), sitting/dining room, kitchen and cloakroom/WC on the ground floor. On the first floor are three bedrooms with en-suite to master bedroom and a family bathroom. Externally there is an enclosed rear garden with off road parking for several vehicles to the front. Further benefits include gas central heating and uPVC double glazing. (B/1042/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.

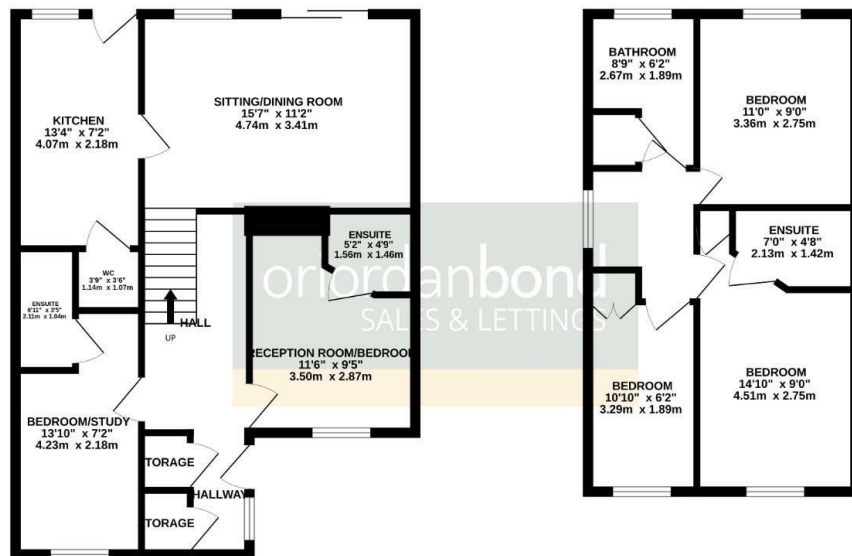
O'Riordan Bond Grange Park Sales

01604 432007

grangepark@oriordanbond.co.uk

GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 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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