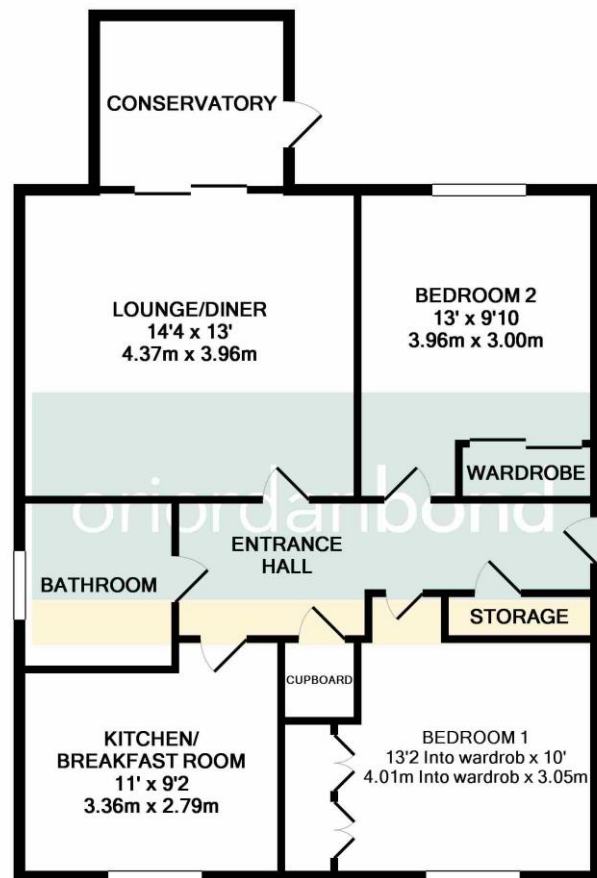




Wootton Brook Close  
East Hunsbury, Northampton

oriordanbond





TOTAL APPROX. FLOOR AREA 754 SQ.FT. (70.0 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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## Wootton Brook Close

East Hunsbury

Northampton NN4 0XU

PRICE £280,000

An immaculately presented two double bedroom detached bungalow situated within the desirable Wootton Brook Close development and benefiting from no upward chain.

The accommodation comprises; Entrance hall with storage cupboard, and doors to all rooms. There is a generous lounge/dining room with conservatory off, a kitchen/breakfast room with integrated appliances, two double bedrooms with fitted wardrobes and a modern shower room. To the front of the property is a single garage with parking space in front and a lawned garden with pathway to the side and the rear garden is private and enclosed with a patio area and artificial lawn. This wonderful bungalow must be viewed to be fully appreciated. (B/754/S)

### Additional Information

- Northampton Town Centre: 3.5 Miles
- Northampton Train Station: 3.9 Miles
- Council Tax Band: D
- 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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