



12 WOOTTON HALL PARK

WOOTTON | NORTHAMPTON

£340,000 FREEHOLD



-  sales
-  lettings
-  town & country

## 12 Wootton Hall Park | Wootton | Northampton | NN4 0JA

Merrys are delighted to offer for sale this three bedroom semi-detached home located in Wootton Hall Park community. An established estate that was formed for the police community in the mid 1900's this picturesque location has access to Wootton Park school, open fields and central green with houses that were built to offer generous gardens and rooms for its residents.

Rarely available, we now offer this delightful three bedroom semi-detached house which requires some updating, with potential to make a lovely family home for its next owner. With accommodation to include a separate lounge, dining room, kitchen, pantry, utility area and WC on the ground floor and three generous size bedrooms and bathroom on the first floor. The established rear garden is generous in size and looks out on to the playing field giving the feeling of space and offering potential to further extend the property. There is a driveway at the front of the property which looks out onto the central green space. Call the agent for more details.  
Council tax band B and EPC to follow.

Generous rear garden | Opportunity to improve | Three generously sized bedrooms |

Ground floor WC | Good storage space | Separate lounge and dining room | Wootton Hall Park community property |

Close to outstanding local school



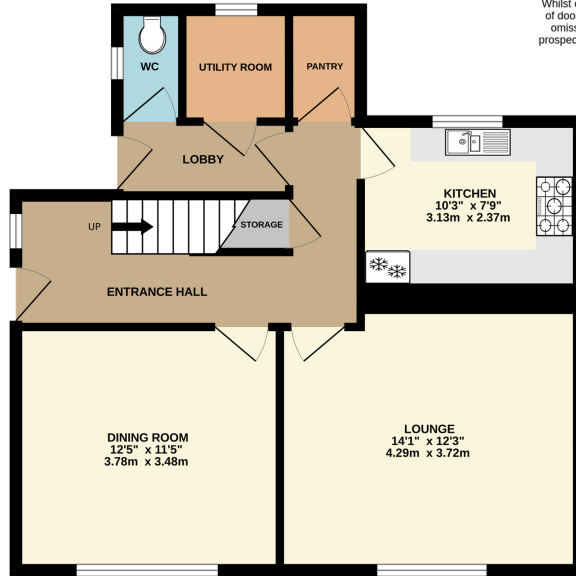
Wootton Hope Drive, Northampton, NN4 6DY  
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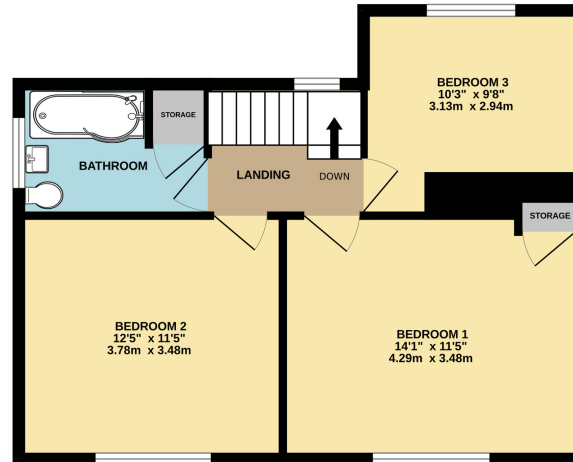




GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



3 BEDROOM SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 1083 sq.ft. (100.6 sq.m.) approx.

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