



12 COPYMOOR CLOSE

WOOTTON | NORTHAMPTON

£250,000 FREEHOLD



-  sales
-  lettings
-  town & country

12 Copymoor Close | Wootton | Northampton | NN4 6BL

A well presented two bedroom semi detached property situated within this most sought after location being close to many amenities, excellent schools and easy access to the motorway. The property has been improved by the current owner to include a re-fitted kitchen with built in appliances and a re-fitted bathroom. The property has also been enhanced with a conservatory and cloakroom/WC. The property also offers uPVC double glazing, gas radiator central heating, a single garage and off road parking. Ideally located within a cul-de-sac the property would make an ideal first time purchase or rental investment. An early viewing is highly recommended.

A modernised two bedroom semi | Re-fitted kitchen and bathroom | Single Garage |
Conservatory and cloakroom/WC



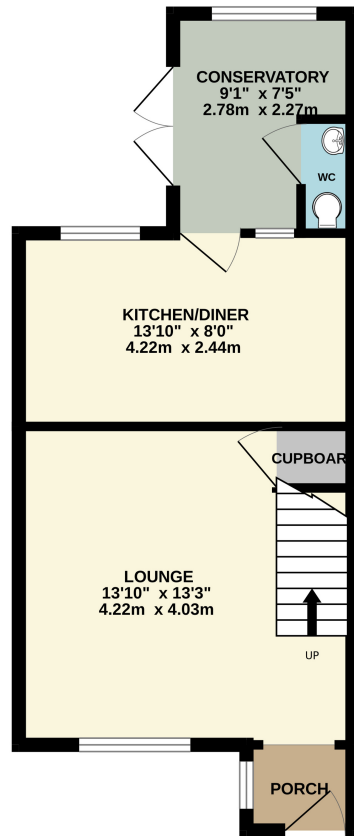
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Wootton Hope Drive, Northampton, NN4 6DY
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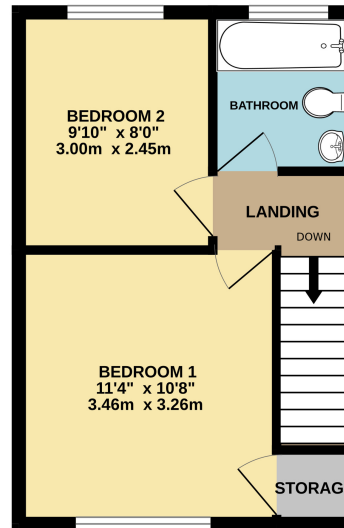
GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.

TOTAL FLOOR AREA: 671 sq.ft. (62.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	