



32 CROSS BROOKS
WOOTTON | NORTHAMPTON
£290,000 FREEHOLD



-  sales
-  lettings
-  town & country

32 Cross Brooks | Wootton | Northampton | NN4 6AJ

Situated within this sought after location being close to excellent schools, many amenities and easy access to the motorway is this three bedroom semi detached property. The accommodation comprises entrance hall, cloakroom/WC, lounge, conservatory/diner, kitchen, utility, three bedrooms and a bathroom. Externally there are gardens to the front and rear and a single garage (partially converted). The property also offers uPVC double glazing, gas radiator central heating and kitchen with built in oven and hob. Viewing highly recommended. EPC rating D. Council tax band C.

A three bedroom semi detached property | Sought after location close to local amenities and excellent schooling | Conservatory |

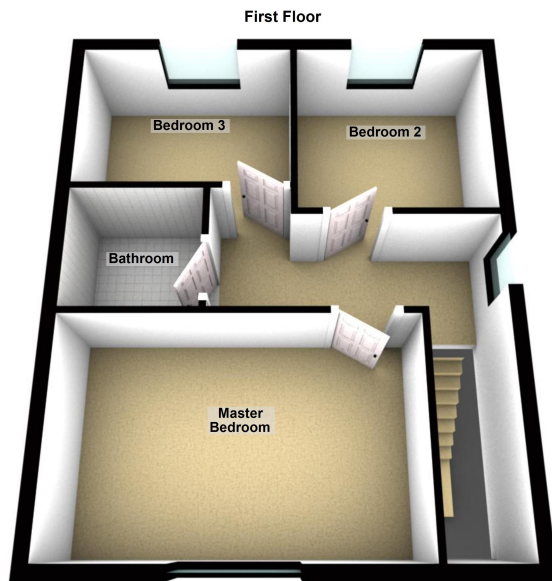
Ideal first purchase/rental investment



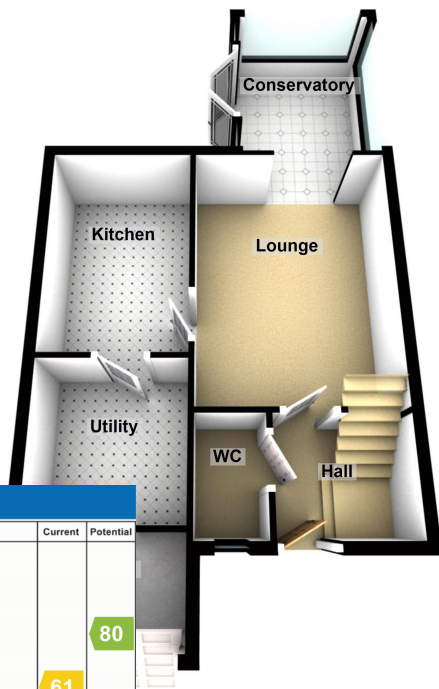
Wootton Hope Drive, Northampton, NN4 6DY
MERRYS.CO.UK







Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		61	80
England, Scotland & Wales		EU Directive 2002/91/EC	

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