



41 WOODGATE ROAD  
WOOTTON | NORTHAMPTON  
£290,000 FREEHOLD

merrys

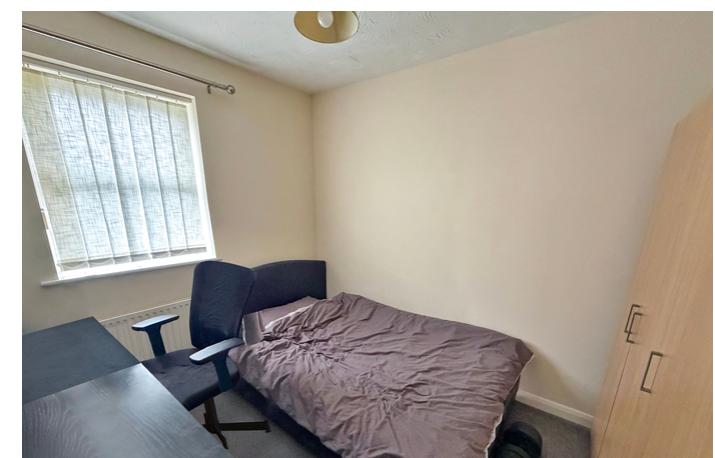
- sales
- lettings
- town & country

Situated in a highly sought-after location, close to excellent schools, a wide range of amenities and with easy access to the motorway network, this three-bedroom semi-detached property is offered for sale with NO CHAIN. The accommodation comprises an entrance hall, cloakroom/WC, lounge, kitchen with built-in oven and hob, and a separate dining room. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom. Externally, the property benefits from gardens to both the front and rear, together with off-road parking. Further features include uPVC double glazing and gas central heating. An ideal purchase for a growing family or a rental investor. Viewing is highly recommended. Council Tax Band: C | EPC Rating: C

No chain | A three semi detached property | Sought after area close to local schooling |

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Double glazed , central heating. | Viewing essential





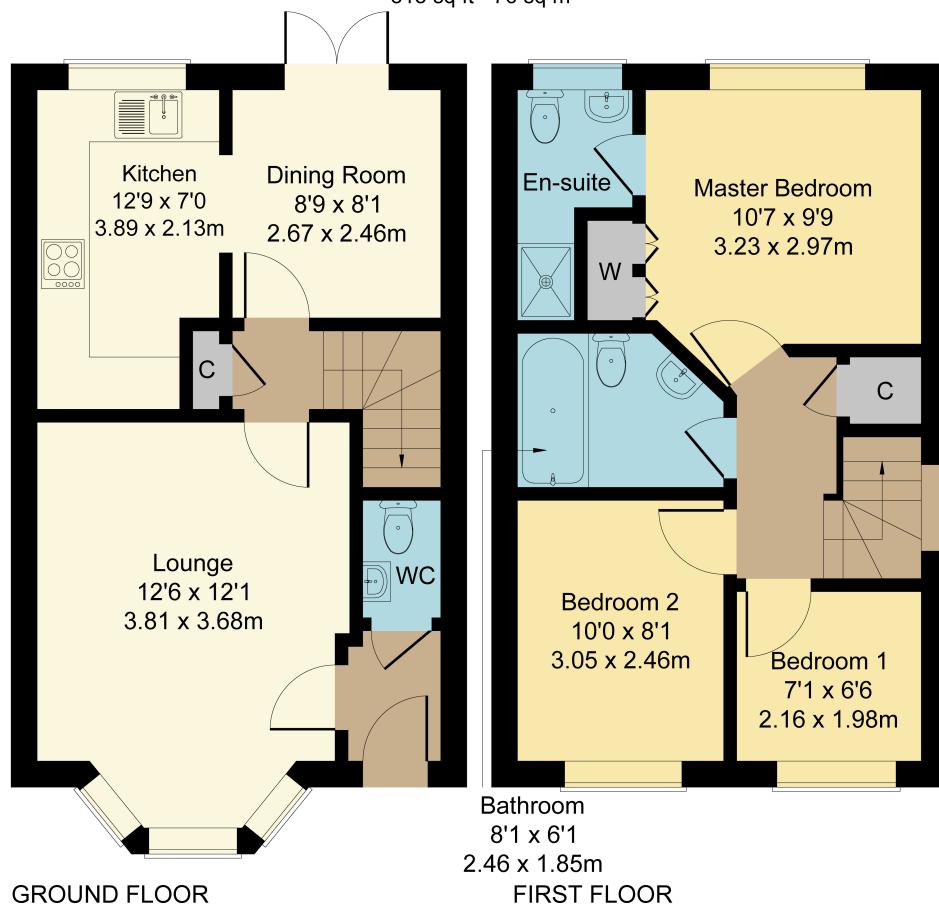




# 41 Woodgate Road

Approximate Gross Internal Area

813 sq ft - 76 sq m



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

Note: Merrys for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
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