



11 NEW ROAD
WOOTTON | NORTHAMPTON
£365,000 FREEHOLD



-  sales
-  lettings
-  town & country

11 New Road | Wootton | Northampton | NN4 6HD

Merrys are DELIGHTED to offer for sale this immaculate three bedroom property which has been significantly extended and improved by the current owners. The accommodation now fully comprises entrance hall, cloakroom/WC, Lounge which leads into a family room area which in turn leads to the dining area and kitchen. The modern kitchen offers a range of integrated appliances and a breakfast bar. There is also a utility room. On the first floor are three good sized bedrooms and a modern bathroom suite. Externally, to the front there is off road parking and to the rear there is a well tended garden approaching 110ft in length. The property is located within the popular village of Wootton being close to many amenities and excellent schools. An early viewing is a must with this property.

An immaculate 3 bedroom property which is situated within this sought after location | Extended accommodation | Modern kitchen and bathroom |

110 ft rear garden



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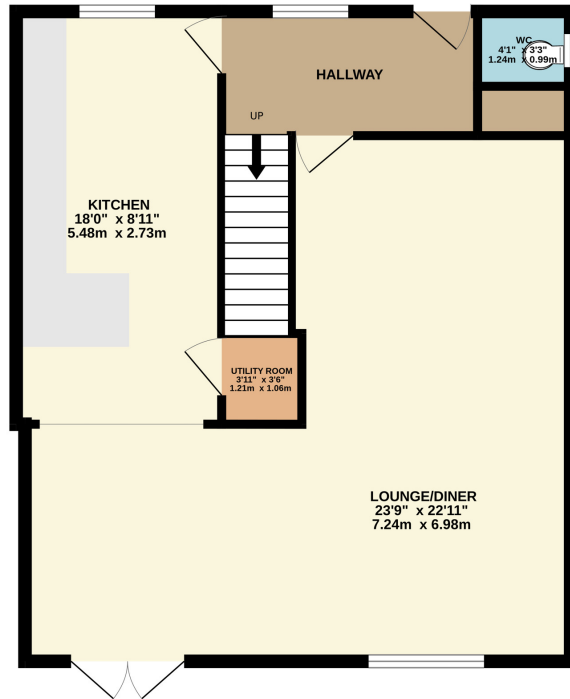
Wootton Hope Drive, Northampton, NN4 6DY
MERRYS.CO.UK



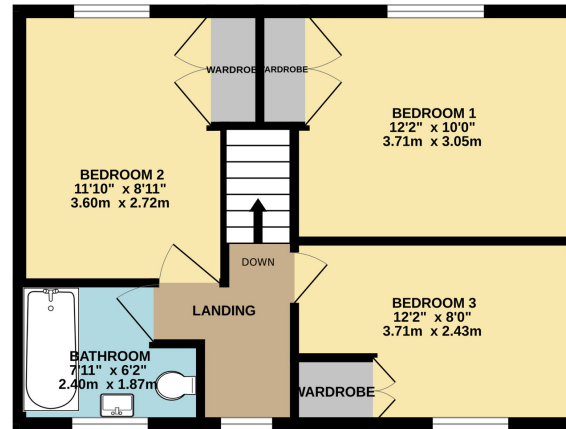




GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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 | | |
| (81-91) | B | | 84 |
| (69-80) | C | 69 | |
| (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 | |

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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4. No responsibility can be accepted for any expenses incurred by intending purchasers or in inspecting properties which have been sold, let or withdrawn.