



34 FLINTERS CLOSE
WOOTTON | NORTHAMPTON
£280,000 FREEHOLD



-  sales
-  lettings
-  town & country

34 Flinters Close | Wootton | Northampton | NN4 6BH

Situated within the most sought after location of Wootton is this three bedroom semi detached property which is ideally located close to excellent schools and many amenities. The accommodation comprises entrance hall, cloakroom/WC, lounge, kitchen/diner, three bedrooms, en-suite shower room and main bathroom. Externally there are gardens to the front and rear with driveway for three vehicles. The property also offers a re-fitted bathroom, kitchen with integrated oven and hob, newish boiler and double glazing. The property would make an ideal rental investment/first time purchase. Council tax band C.

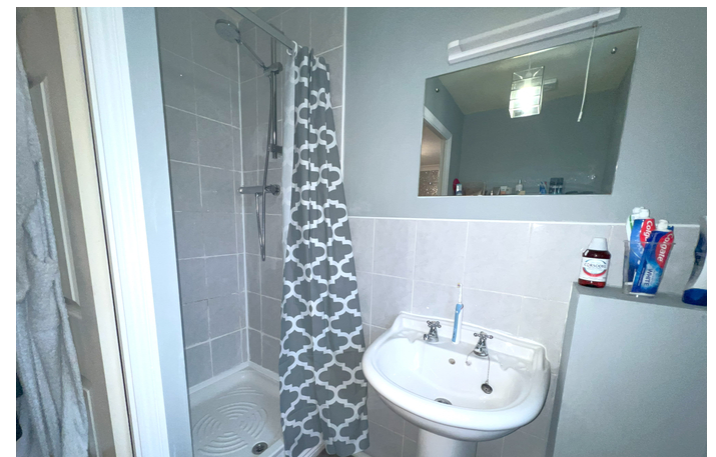
Three bedroom semi detached property | Sought after location close to local amenities and excellent schooling | Kitchen breakfast with built in appliances |

Re-fitted bathroom



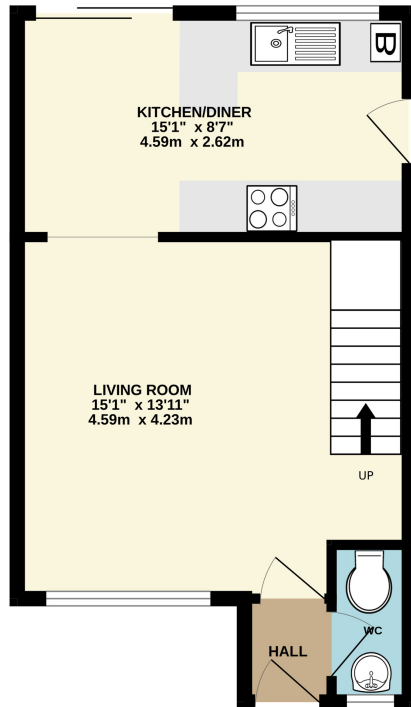
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Wootton Hope Drive, Northampton, NN4 6DY
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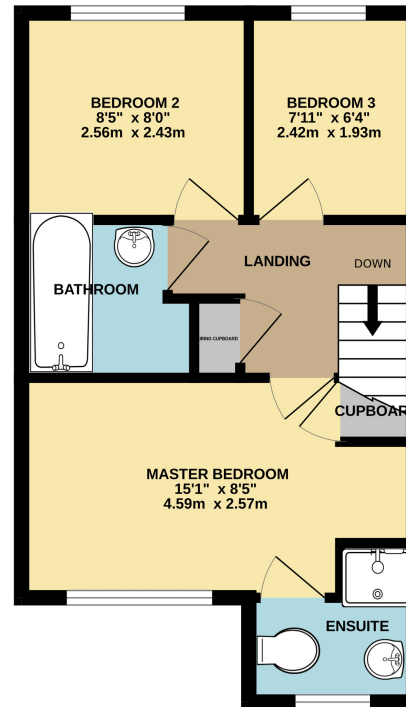




GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 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		86
(69-80)	C	73	
(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	

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