



14 GREAT GROUND WALK

GRANGE PARK | NORTHAMPTON

£285,000 FREEHOLD



-  sales
-  lettings
-  town & country

14 Great Ground Walk | Grange Park | Northampton | NN4 5BB

A most impressive three bedroom end of terraced property situated within the most sought after location. The accommodation comprises entrance hall, cloakroom/WC, lounge, Kitchen/diner, three bedrooms and a bathroom. Externally there are gardens to the front and rear and two car driveway. The property has been superbly maintained throughout to include a re-fitted kitchen with built in oven and hob and a re-fitted bathroom suite with shower. The property is fully double glazed along with gas radiator central heating. The property is pleasantly situated within a cul-de-sac. An early viewing is strongly recommended. Council Tax Band C. EPC rating C.

A most impressive three bedroom end of terraced property | Modern kitchen and bathrooms | Cul-de-sac location |

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Sought after area close to local schooling



- sales
- lettings
- town & country

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



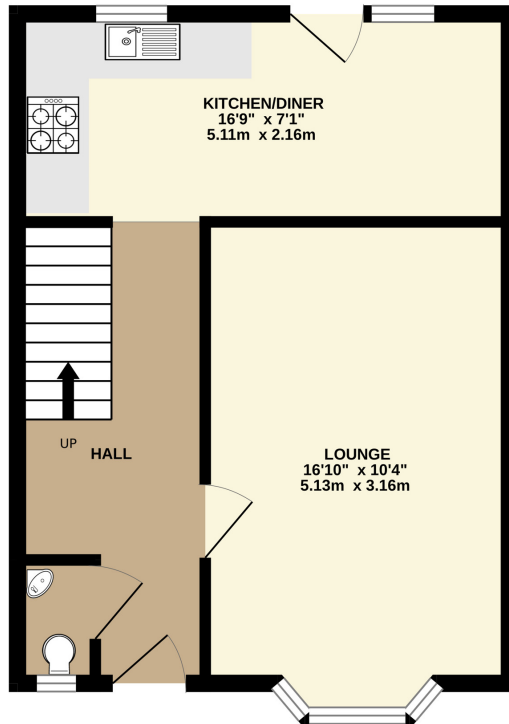




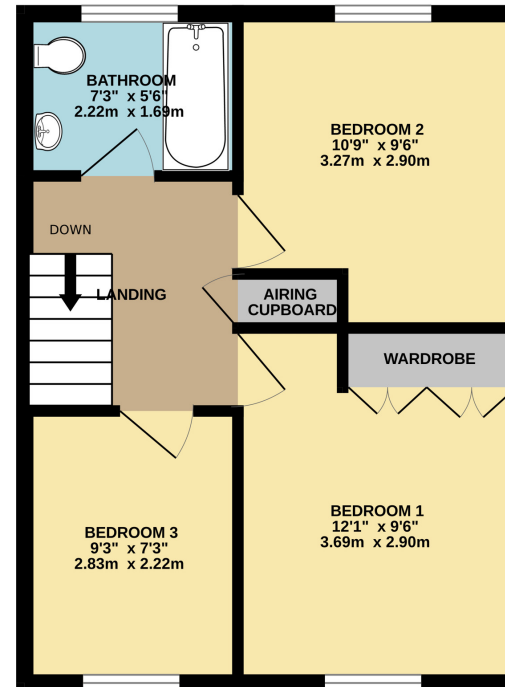
GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.

TOTAL FLOOR AREA : 771 sq.ft. (71.6 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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1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



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- 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	73
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		