



1 SORREL CRESCENT
WOOTTON | NORTHAMPTON
£321,500 FREEHOLD



-  sales
-  lettings
-  town & country

1 Sorrel Crescent | Wootton | Northampton | NN4 6FR

A modern three bedroom semi detached property situated within this sought after location. The accommodation comprises entrance hall, lounge, kitchen/dining room, utility room, cloakroom/WC, three bedrooms, en-suite and main bathroom. Gardens to the front and rear and car port driveway. The property is presented in immaculate condition throughout. Viewing highly recommended. EPC B.

Modern three bedroom property | Off road covered parking area | Downstairs Cloakroom WC |

En-suite to master | Well presented | Utility Room



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



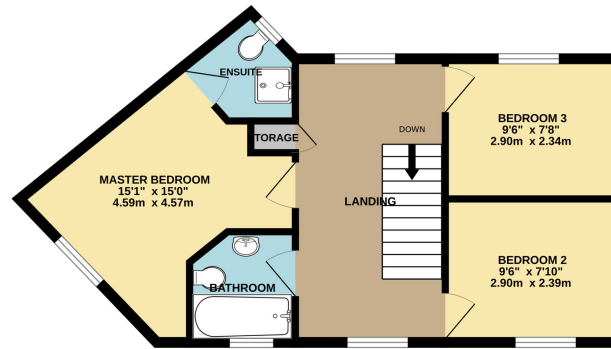
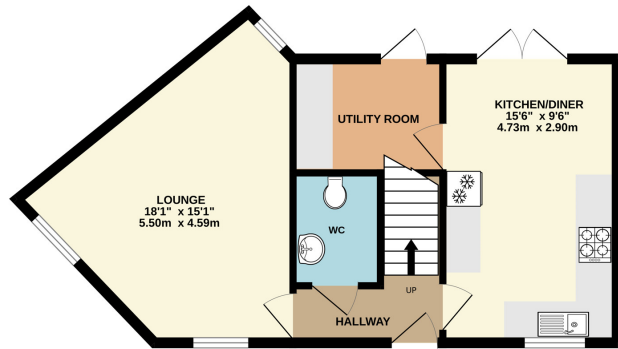


GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.

TOTAL FLOOR AREA: 899 sq.ft. (83.5 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.8 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		93
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	