



31 RAMFIELD CRESCENT
COLLINGTREE | NORTHAMPTON
£295,000 FREEHOLD



-  sales
-  lettings
-  town & country

31 Ramfield Crescent | Collingtree | Northampton | NN4 0AH

Merrys are delighted to offer for sale this spacious two bedroom property located on the new development at Collingtree Park. Only three years old, this well presented home would make a perfect investment or first time buy. The accommodation comprises of a lounge , open plan kitchen diner and cloakroom WC on the ground floor and two double bedrooms and bathroom on the first floor.

There are two parking spaces at the front of the property and a well maintained rear garden. Energy rating B.

Set in a cul-de-sac location this home is located close to Collingtree golf course and gym and has quick access links to the A45 and junction 15 of the M1 road network.

Two bedroom semi detached | 7 years NHBC certificate remaining | Immaculately presented |

Enclosed rear garden | Driveway for 2 cars | Energy rating B



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

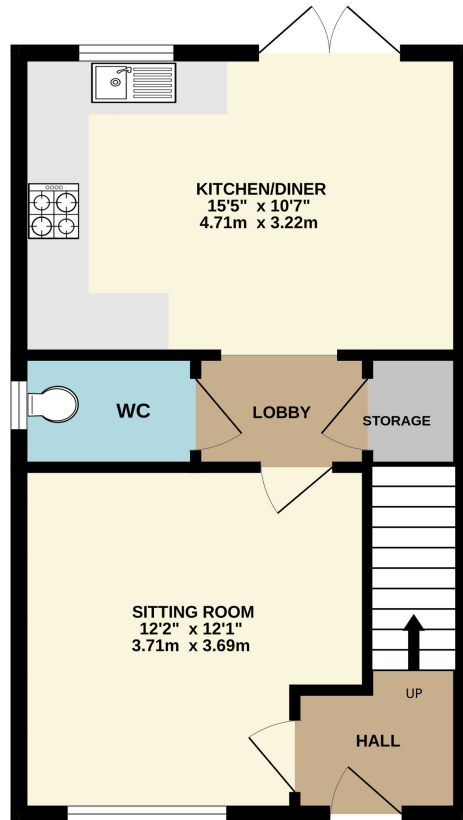




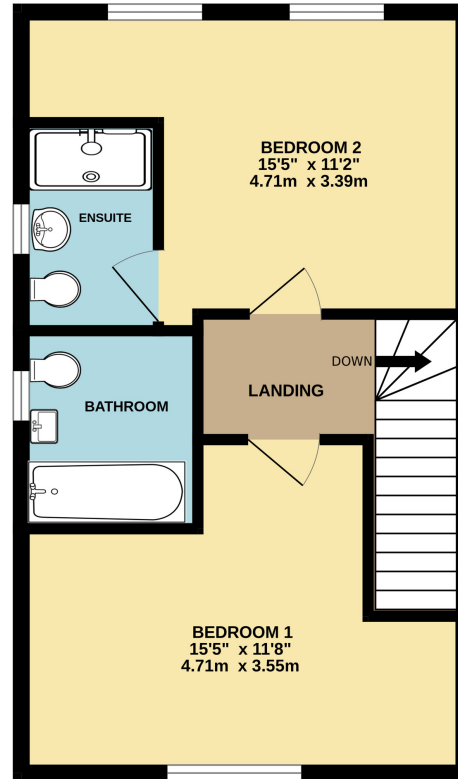
GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

TOTAL FLOOR AREA : 822 sq.ft. (76.3 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
411 sq.ft. (38.2 sq.m.) approx.



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.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B	83	
(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	