



3 GRAFTON VIEW  
WOOTTON | NORTHAMPTON  
£335,000 FREEHOLD



-  sales
-  lettings
-  town & country



### 3 Grafton View | Wootton | Northampton | NN4 6HQ

Situated within the heart of the village of Wootton is this established semi detached property being offered for sale with no chain. The property is in need of some updating yet offers scope to create the ideal family home. The accommodation comprises entrance hall, cloakroom/WC, lounge, kitchen/dining room, conservatory, three bedrooms and a wet room. Externally there are gardens to the front and rear, driveway and garage. The property offers gas radiator central heating, kitchen with built in oven and hob and double glazing. The property is pleasantly situated with amenities close by to include a Doctors Surgery, Butchers, Local Store and Public House. There are also excellent schools within walking distance and easy access to the motorway. An early viewing is highly recommended. Council tax band C.

An established three bedroom semi situated within this popular village. | No chain | Close to good local schools and amenities |

~  
Single Garage and 2 parking spaces



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









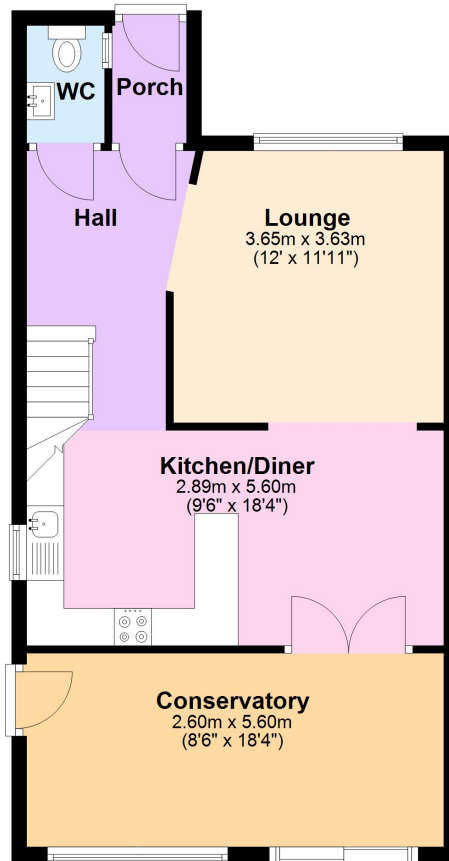






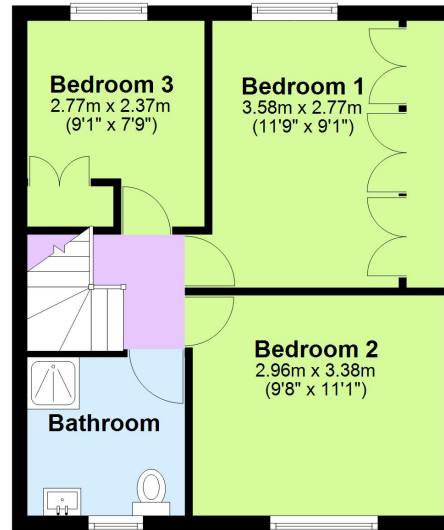
## Ground Floor

Approx. 55.9 sq. metres (601.8 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



Total area: approx. 93.1 sq. metres (1002.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items and no responsibility is taken for any error, omission, or misstatement. 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 to their operability or efficiency can be given.

Plan produced using PlanUp.

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92+) <b>A</b>                              |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            | 60        |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| 83                                          |           |
| 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.
3. No person in the employment of Merrys has any authority to make or give representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or in inspecting properties which have been sold, let or withdrawn.