



12 THE WEAVERS

NORTHAMPTON

£205,000 FREEHOLD



-  sales
-  lettings
-  town & country

12 The Weavers | Northampton | NN4 0PQ

Offered with no chain and vacant possession is this two bedroom end of terrace property which would make an ideal investment or first time buy. With some cosmetic updating required, this property has a lounge and kitchen breakfast room on the ground floor and two bedrooms and a bathroom on the first floor. The gas radiator heating system had a new boiler approx two years ago and UPVC double glazed windows. There is parking for 2-3 vehicles on the generous driveway with gated access to the enclosed rear garden. See floorplan for measurements. EPC D and council tax band B.

Two bedroom property | Ideal first purchase/rental investment | Vacant possession , no chain |

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In need of cosmetic updating | Off road parking | Enclosed rear garden | UPVC Double Glazed |

Gas Radiator Central heating | Council Tax band B



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



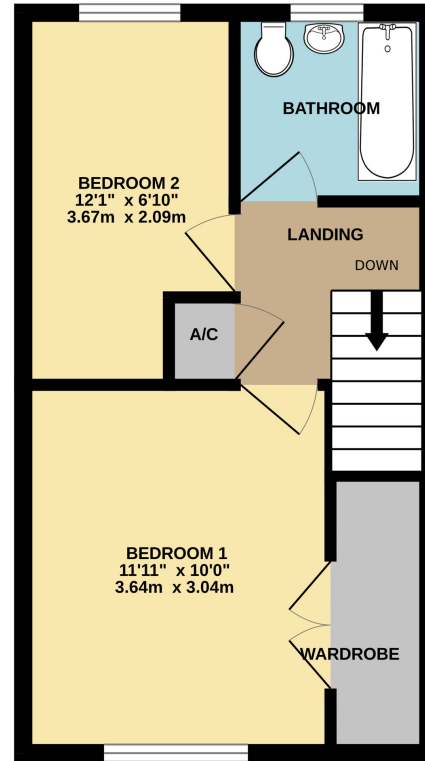
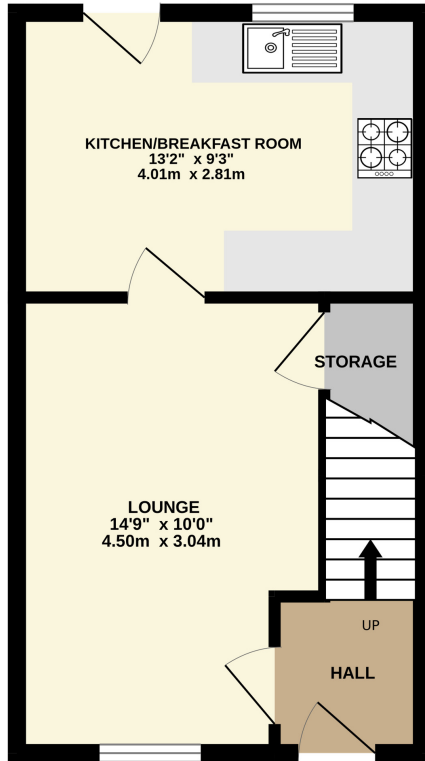


GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.

1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.

TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	