



45 WOODGATE ROAD  
WOOTTON | NORTHAMPTON  
£290,000 FREEHOLD



- sales
- lettings
- town & country



45 Woodgate Road | Wootton | Northampton | NN4 6ET

Offered for sale with NO CHAIN is this three bedroom semi detached property which is situated within this most sought after location being close to excellent schools, many amenities and easy access to the motorway. The accommodation comprises entrance hall, cloakroom/WC, lounge, kitchen, dining room, three bedrooms, en-suite shower room and bathroom. Externally there are gardens to the front and rear and a single garage. The property also offers uPVC double glazing, gas radiator central heating and kitchen with built in oven and hob. The property would make an ideal first time purchase/rental investment. Viewing highly recommended.

A three bedroom semi detached property | No chain | Sought after location close to local amenities and excellent schooling |

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Double glazed and central heating



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













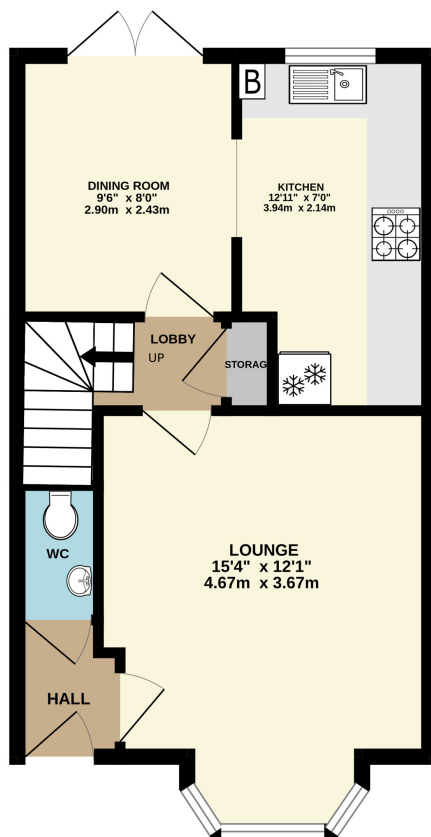


GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.

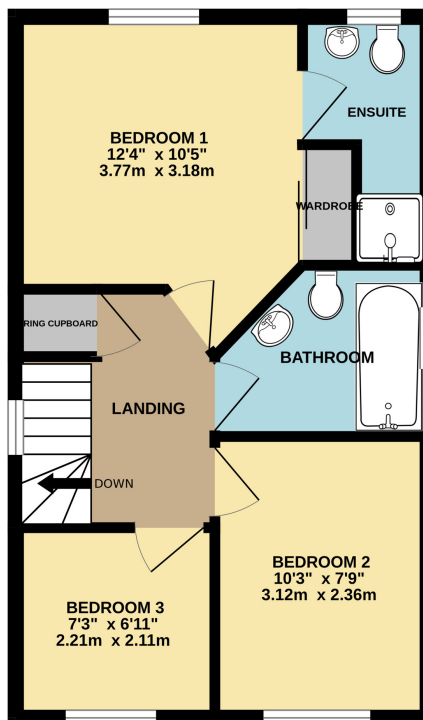
TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.

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  
382 sq.ft. (35.5 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	