



3 GRAFTON VIEW
WOOTTON | NORTHAMPTON
£315,000 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 |

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Single Garage and 2 parking spaces



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Wootton Hope Drive, Northampton, NN4 6DY
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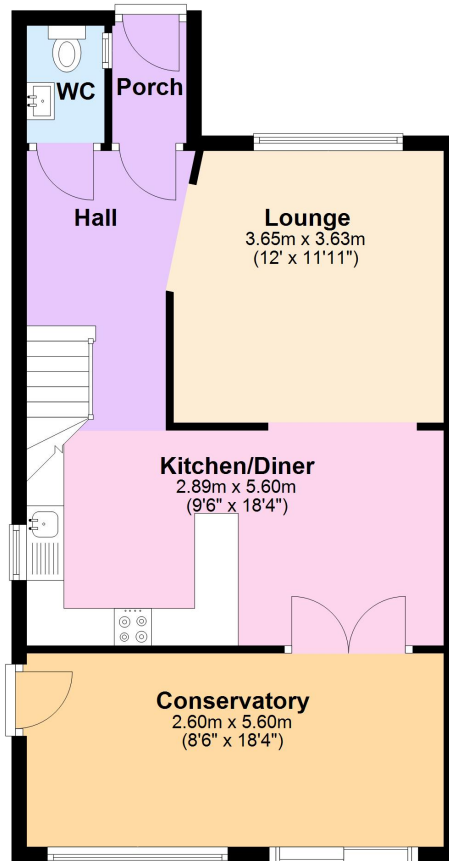






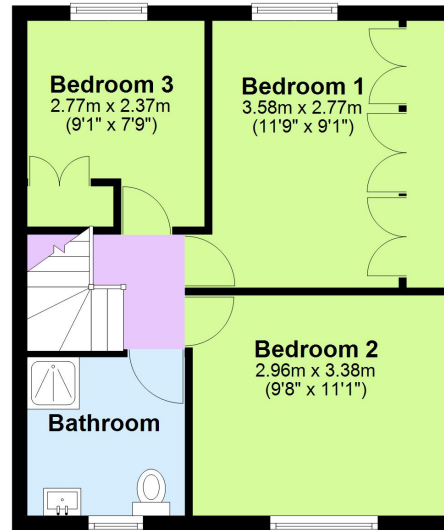
Ground Floor

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+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	83
	60
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.
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