



20 FALCON WAY
WOOTTON | NORTHAMPTON
£203,000 FREEHOLD



-  sales
-  lettings
-  town & country

20 Falcon Way | Wootton | Northampton | NN4 6GT

Offered for sale under the First Homes Scheme is this two bedroom semi detached property being offered for sale on a 70% share basis. The scheme is restricted to first time buyers only and who have an affiliation with the local area. The accommodation comprises entrance hall, lounge, kitchen/dining room, cloakroom/WC, two double bedrooms, en-suite shower room and a bathroom. Externally there are gardens to the front and rear and a two car driveway. The property also offers gas radiator central heating, Upvc double glazing and kitchen with built in oven and hob. Being a relatively new property it is presented in excellent condition throughout. The property is ideally located being close to many amenities and with easy access to the motorway. EPC Rating B. Council Tax Band C. £153 annual service charge.

**** There is NO additional rent to pay on the remaining 30% share ****

Prior to an offer being considered, applicants will need to complete an application form which will be assessed by the local authority who in turn will confirm if the application has been successful.

A modern two bedroom semi detached property | Being sold via the First Homes Scheme | 70% share of the property |



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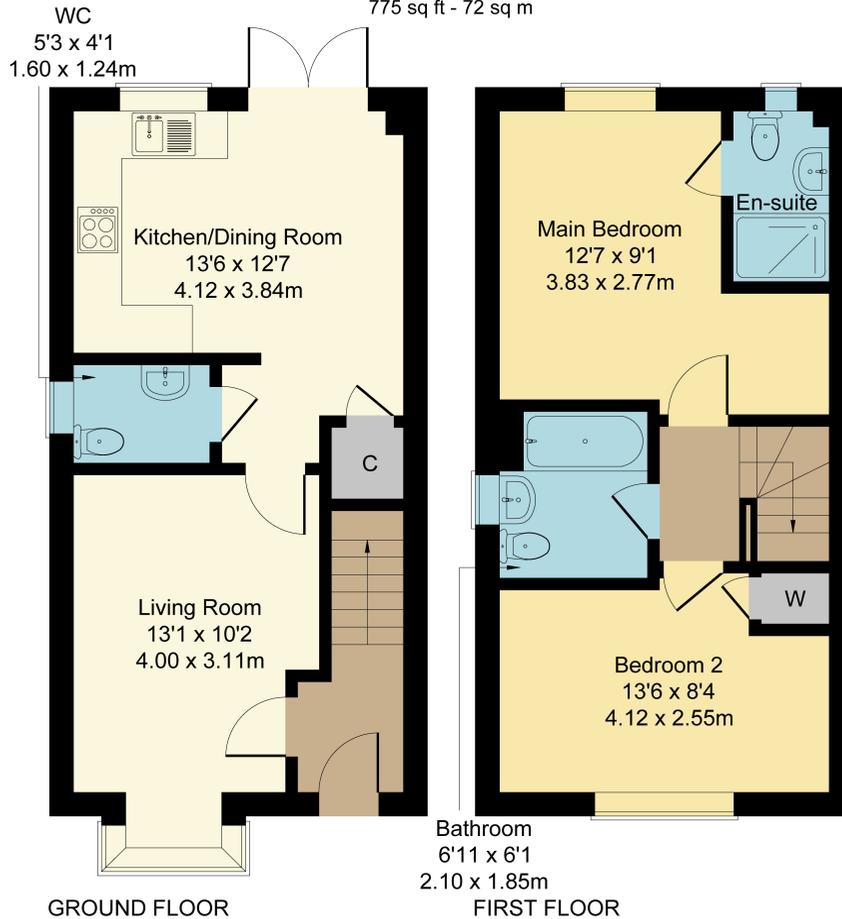
Wootton Hope Drive, Northampton, NN4 6DY
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20 Falcon Way

Approximate Gross Internal Area
775 sq ft - 72 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		96
(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	

Note: Merrys for themselves and for the vendors of this property, whose agents they are, give notice that:

- 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.
- 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.
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