

£415,000
Freehold



THOMAS CONNOLLY

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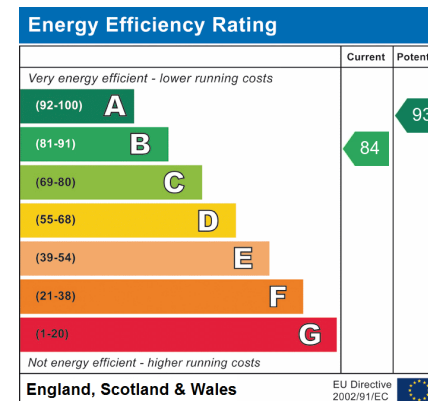


Summary of Property

Thomas Connolly Estate Agents are delighted to present this four bedroom detached property situated in the sought after location of Wootton, which offers shops, schooling, Public Houses and a church.

The accommodation in brief comprises; ground floor - entrance hall, downstairs cloakroom, kitchen with access to the utility room, a separate dining/family room and a sitting room. The first floor offers four bedrooms, an en-suite shower room to the master bedroom and a family bedroom. This property also benefits from a single garage, driveway parking and a rear garden.

Please contact us for further information or to confirm your viewing appointment.



Room Descriptions

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

KITCHEN

11' 7" x 10' 2" (3.53m x 3.10m)

UTILITY ROOM

6' 9" x 6' 0" (2.06m x 1.83m)

DINING/FAMILY ROOM

13' 4" x 9' 0" (4.06m x 2.74m)

SITTING ROOM

14' 7" x 11' 8" (4.45m x 3.56m)

FIRST FLOOR

BEDROOM ONE

12' 5" x 11' 0" (3.78m x 3.35m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

13' 5" x 9' 3" (4.09m x 2.82m)

BEDROOM THREE

11' 0" x 9' 8" (3.35m x 2.95m)

BEDROOM FOUR

10' 10" x 8' 1" (3.30m x 2.46m)

FAMILY BATHROOM

EXTERIOR

SINGLE GARAGE

REAR GARDEN

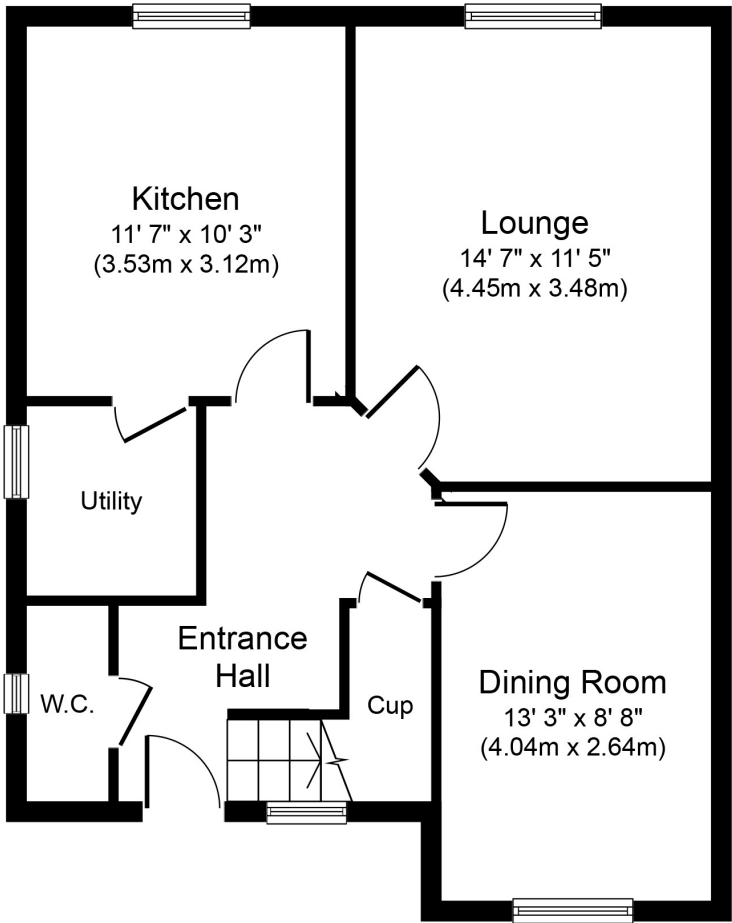
PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

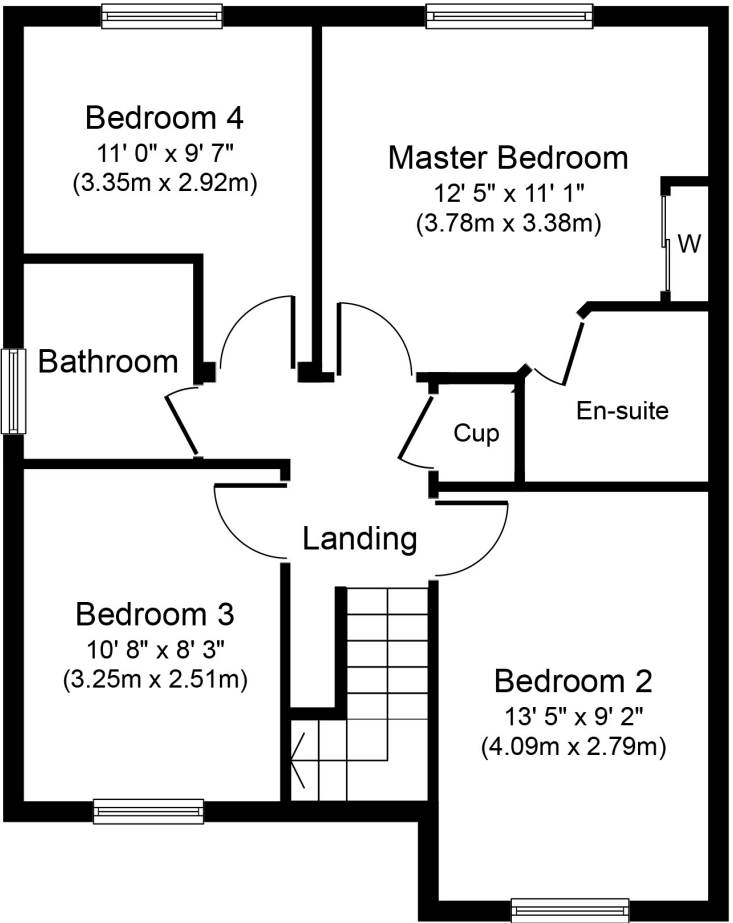


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Ground Floor



First Floor

Approx. Gross Internal Floor Area 1,163 sq.ft. (108.1 sq.m.)

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 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 or tenant. 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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