



1 HIGH STREET
WOOTTON | NORTHAMPTON
£325,000 FREEHOLD



- sales
- lettings
- town & country

1 High Street | Wootton | Northampton | NN4 6LL

Merrys are delighted to offer for sale this grade II listed stone under tile roof detached cottage built circa 1692 located in the conservation area of Wootton , close to the church and with quick access to junction 15 of the M1. Superbly presented and re-modernized, the cottage retains its original character with modern interiors. The thick stone walls provide space for recessed windows and the brick fireplace, exposed beams and oak flooring give a homely cottage feel. There is a generous sized garden and patio area to the rear of the property. There is also allocated parking for three cars and garage. Upstairs, the main bedroom has dual aspect windows and vaulted ceilings, with a further bedroom and bathroom . No onward chain.

Grade 2 listed detached cottage | Built circa 1692 | Fitted kitchen and bathroom |

Superbly presented | Wootton village location | No onward chain | Off road parking for 3 cars |

Single Garage



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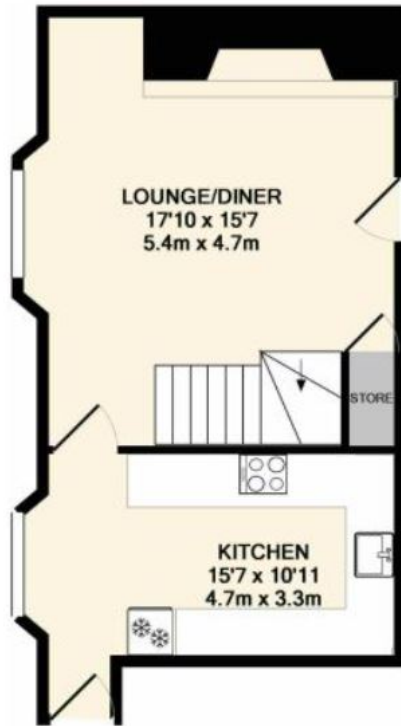
Wootton Hope Drive, Northampton, NN4 6DY
MERRYS.CO.UK



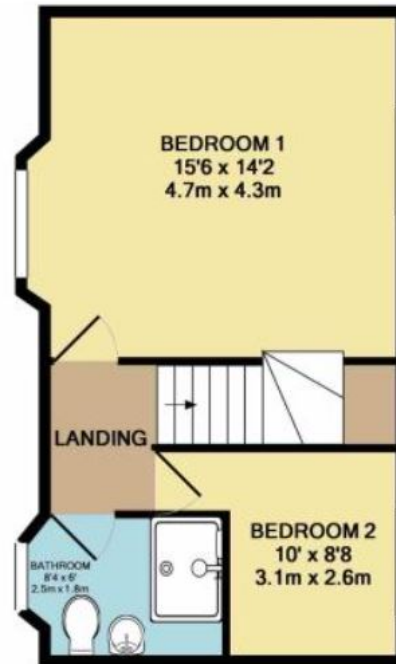


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GROUND FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 796 SQ.FT. (73.9 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. 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	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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