



16 VETERAN CLOSE
WOOTTON | NORTHAMPTON
£395,000 FREEHOLD



-  sales
-  lettings
-  town & country

16 Veteran Close | Wootton | Northampton | NN4 6RZ

Situated within this sought after location, being close to excellent schools including Northampton High School, many amenities with Waitrose being within walking distance and easy access to the Motorway and town centre is this four bedroom detached family home. The accommodation comprises entrance hall, cloakroom/WC, lounge, dining room, conservatory, kitchen, utility, four bedrooms, en-suite shower room and bathroom. Externally there are gardens to front and rear and a single garage. The property also offers uPVC double glazing, gas radiator central heating kitchen with built in appliances. An early viewing is highly recommended. Council Tax Band D. EPC rating D.

A four bedroom detached family home | Two reception rooms, conservatory | Modern kitchen with appliances |
Cul de sac location close to local schools



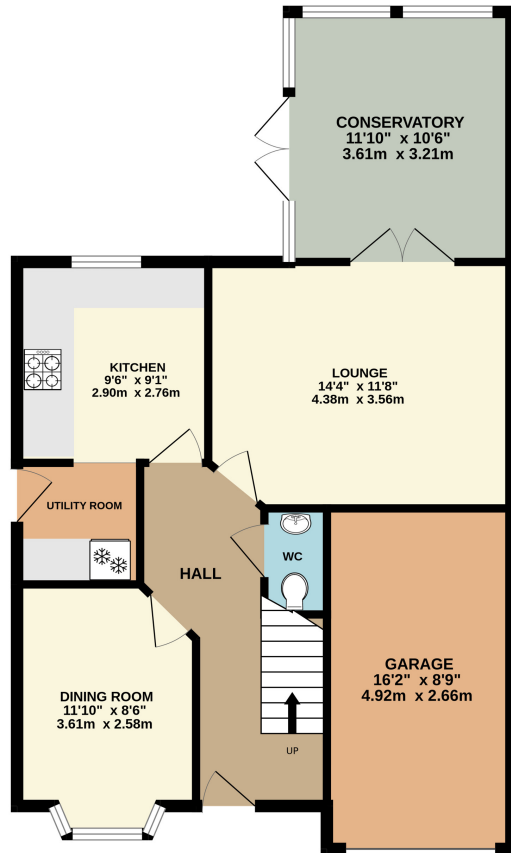
Wootton Hope Drive, Northampton, NN4 6DY
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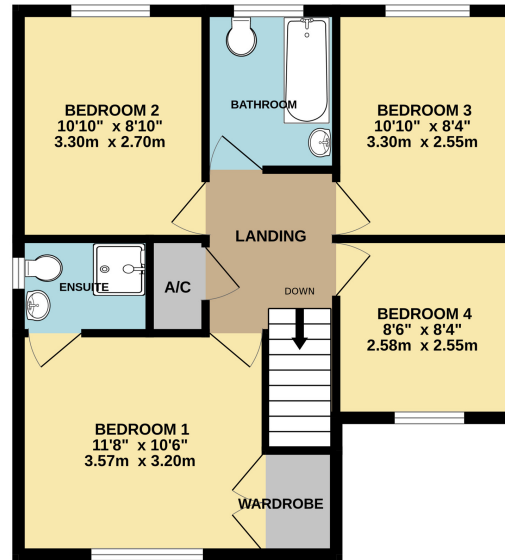


GROUND FLOOR
752 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.

TOTAL FLOOR AREA : 1301 sq.ft. (120.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(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	