



38 WALKERS WAY  
WOOTTON | NORTHAMPTON  
£395,000 FREEHOLD



-  sales
-  lettings
-  town & country



38 Walkers Way | Wootton | Northampton | NN4 6JB

Merrys are delighted to offer for sale this four bedroom detached family home which is situated within the sought after location of Wootton which is conveniently located being close to many amenities, good schools and easy access to the motorway. The property has been redecorated throughout and has new carpets to the stairs, landing and bedrooms. The modern kitchen offers integrated oven and hob. There is also an en-suite shower room to the main bedroom along with built in wardrobes. The property is being offered for sale with vacant possession. An early viewing is highly recommended. Council tax band E. EPC rating C.

A modern four bedroom detached | En-suite, bathroom, garage | Re-decorated throughout, new carpets |

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No chain and vacant possession



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







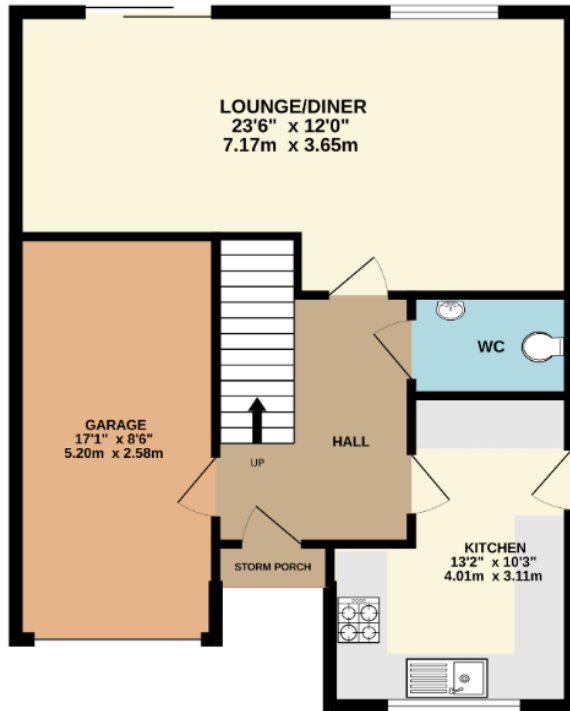




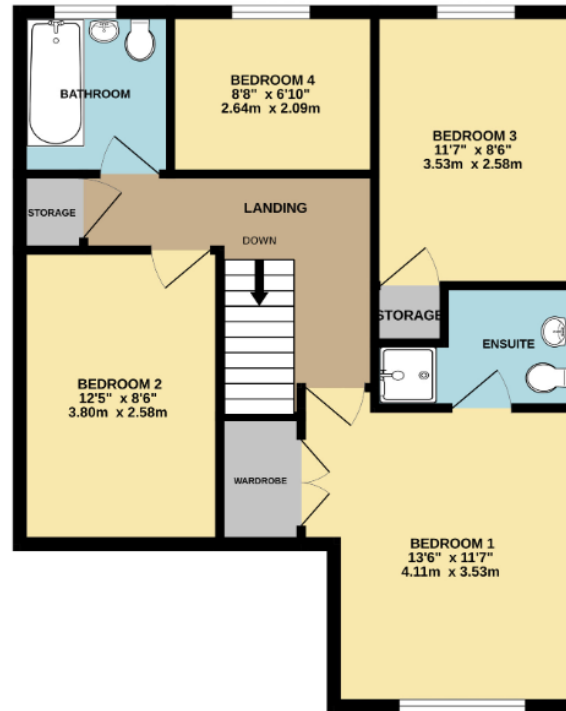




GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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+)	70	83
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		
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.
- 2.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.
- 3.No person in the employment of Merrys has any authority to make or give and representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.
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