

## BROOKS CLOSE, NORTHAMPTON, NN4

£299,995 | 3 Bed House - End Terrace

# BELVOIR!



Set over 3 floors, this is a 3 bedroom end-terrace property in Wootton Fields with a single garage.

Built circa 2006 by David Wilson Homes, the property is situated in a cul-de-sac and is only a few minutes walk from the Caroline Chisholm Schools.

It comprises a separate kitchen and living room with patio doors opening onto the private garden. To the first floor there are 2 bedrooms and a family bathroom. The upper floor houses the master bedroom complete with ensuite.

Externally there is a single garage with 2 parking spaces in front (no power in garage).

COUNCIL TAX BAND: C

- NO CHAIN
- NEWLY PAINTED AND CARPETED
- HEART OF WOOTTON FIELDS
- EPC C RATED
- SINGLE GARAGE

**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).

**Disclaimer.**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



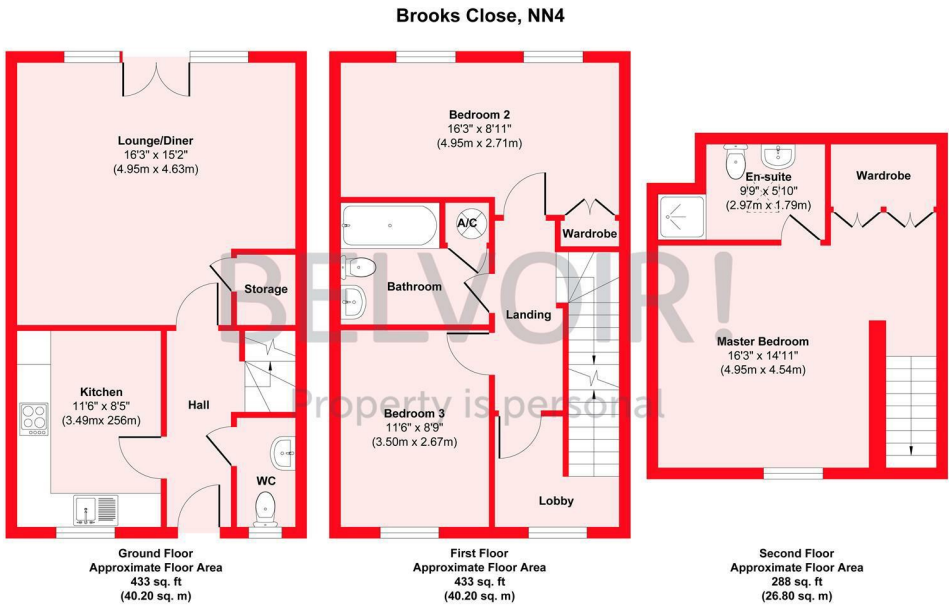
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	71	84
EU Directive 2002/91/EC		



Approx. Gross Internal Floor Area 1154 sq. ft / 107.20 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

