



10 BEDDOES CLOSE NORTHAMPTON, NN4 6BT

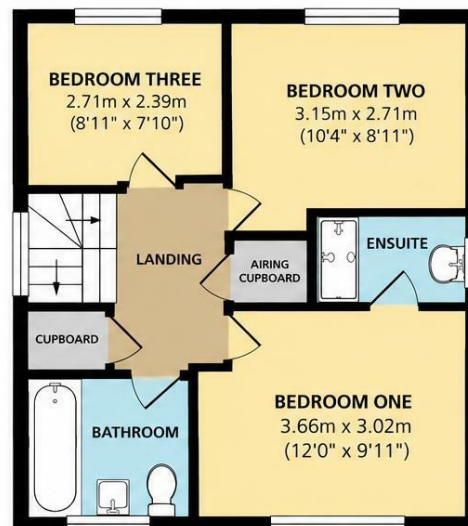
£345,000
FREEHOLD

Stonhills are pleased to offer this well-presented three bedroom detached family home situated in a quiet cul-de-sac in the popular area of Wootton. The accommodation comprises an entrance hall, WC, lounge, kitchen, separate dining room and conservatory. The former integral garage has been partially converted to provide a useful additional space with a window to the front. To the first floor is bedroom one with en-suite, two further double bedrooms and a family bathroom. Outside benefits include off-road parking and an enclosed rear garden. Wootton offers a range of local amenities and well-regarded schools, including Caroline Chisholm School, together with excellent access to the M1 motorway at Junction 15, A45 and Northampton town centre.

 **stonhills**
LAND & ESTATE AGENTS



GROUND FLOOR



FIRST FLOOR
APPROX. FLOOR
AREA 40.8 SQ.M.
(439 SQ.FT.)



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	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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