

### Directions

### Viewings

Viewings by arrangement only. Call 01604 210693 to make an appointment.

### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



30 Greenhills Road, Northampton, NN2 8EF

£265,000

- 2 BEDROOM
- NEAR FOOD SHOPS
- CLOSE TO TRAIN STATION
- QUIET AREA

# 30 Greenhills Road, Northampton NN2 8EF

## Charming Two-Bedroom Semi-Detached Bungalow

Welcome to this beautifully presented two-bedroom semi-detached bungalow located on Greenhills Road. This home features uPVC double glazing throughout and has been thoughtfully extended to include a spacious kitchen and breakfast area. Additional highlights include a 32 ft garage and off-road parking on a newly replaced driveway.

### Interior Features:

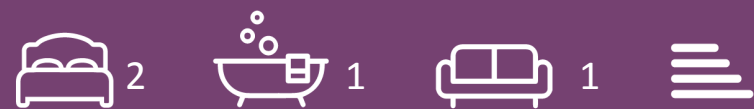
Entrance Hall: Inviting with practical storage options, a uPVC entrance door, and a radiator.

Lounge: Cozy and bright with a front-facing uPVC double glazed window, fireplace, and radiator.

Bedroom One: Generously sized with a front-facing uPVC double glazed window, fitted wardrobe, and two radiators.

Bedroom Two: Overlooks the rear garden with a uPVC double glazed window and radiator.

Kitchen/Dining Room: Modern open-plan space with uPVC double glazed windows, sliding doors to the garden, a variety of wall and base units, integrated appliances, and a tiled floor.



Council Tax Band: C

