



The Square, Upton, Northampton, NN5 4EZ

Offers Over £325,000

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- Four/five bedroom home
- Beautiful kitchen/dining room/family area
- Cloak room
- Off road parking
- Integrated appliances
- No upward chain
- Close to Sixfields, Schools and Upton Country Park
- En suite to the master bedroom
- Low maintenance rear garden
- For all enquiries please quote CD0104



A superb four/five bedroom townhouse property that is presented extremely well throughout, overlooking 'The Square' with its unique water fountain feature. This home has a stunning kitchen/dining room/family area that has been upgraded in recent years with integrated appliances and centre island unit, cloak room, first floor sitting room/bedroom, four bedrooms with the master having an en suite, family bathroom, low maintenance garden and secure off road parking space. The home also benefits from having solar panels. This home is surrounded by lots of facilities with it being close to the shopping and leisure facilities at Sixfields, close to a number of schools less than a mile away, plenty of green space at Upton Country Park, Northampton Town Football Close and not far from the Northampton Saints Rugby Club. For all enquiries please quote CD0104

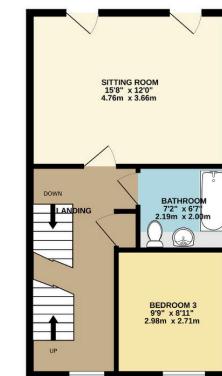
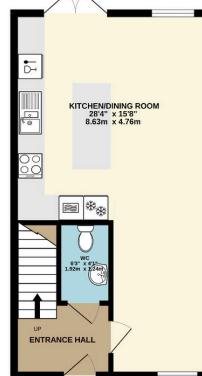




GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.

2ND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate. The vendor, agent and website provider accept no responsibility 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 condition or working order can be given.

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Energy performance certificate (EPC)

34, The Square LAWNS NORTHAMPTON NN5 4EZ	Energy rating B	Valid until: 14 May 2024
Certificate number: 8058-8846-7322-1744-5864		

Property type
Mid-terrace house

Total floor area
125 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions
(<https://www.gov.uk/guidance/domestic-rental-energy-minimum-energy-efficiency-standard-landlord-guidance>)

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

See how to improve this property's energy performance.

