




The Square, Upton, Northampton, NN5 4EZ

Offers Over £325,000

 4  3  2

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

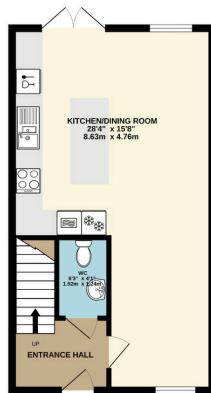


A superb four/five bedroom townhouse property that is presented extremely well throughout, overlooking 'The Square' with its unique water fountain feature. This home has a stunning kitchen/dining room/family area that has been upgraded in recent years with integrated appliances and centre island unit, 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

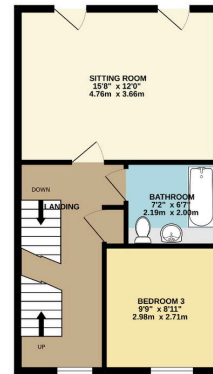




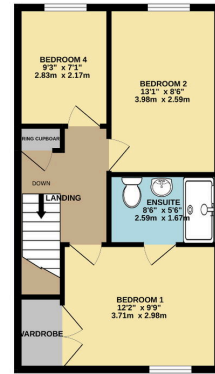
GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



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 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.
Made with Metrage C5022



Energy performance certificate (EPC)		
34, The Square London NORTHAMPTON NN4 4EZ	Energy rating B	Valid until: 14 May 2024 Certificate number: 8055-8045-7325-1754-0984
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/landlords-check-the-property-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.	
<div><div><div>Score</div><div>Energy rating</div><div>100</div><div>A</div><div>91-95</div><div>B</div><div>81-90</div><div>C</div><div>69-80</div><div>D</div><div>55-64</div><div>E</div><div>39-54</div><div>F</div><div>21-38</div><div>G</div><div>1-20</div></div><div><div>Current</div><div>Potential</div><div>81</div><div>92</div></div></div>	
The graph shows this property's current and potential energy efficiency.	
Properties are given a rating from A (most efficient) to G (least efficient).	
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.	
For properties in England and Wales: the average energy rating is D the average energy score is 60	