



Cottage

**4 DUCK LANE,
HARPOLE,
NORTHAMPTON, NN7
4BU**

PCM

£995 PCM

FEATURES

- Harpole
- Local Amenities
- Excellent Road Links
- Village Location
- Two Bedrooms
- Charming Cottage
- Council Tax Band B



**HOWKINS &
HARRISON**

2 Bedroom Cottage located in Northampton

A STONE BUILT COTTAGE situated in the heart of HARPOLE VILLAGE offering excellent road links to M1 Junc. 16. The property comprises entrance hall, lounge with bay fronted windows and a modern fitted kitchen. The first floor consists of a generously sized master bedroom and a further single bedroom including a separate shower room.

Further benefits include a rear outdoor storage and drying area, gas central heating and double glazing throughout. On street parking available.

The property is most suited to a mature individual or couple. Unfortunately not suitable for pets or children

EPC Rating D
Council Tax: Band B

Call us on
Tel: 01604 823445

howkinsandharrison.co.uk

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		66
(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 are advised to recheck the measurements.

HOWKINS &
HARRISON