



***Northborough Road***

***Offers Over £450,000***

*An excellent chance to purchase this spacious three bedroom end of terrace Freehold family home situated in a cul de sac location. The property benefits from two reception areas and three good sized bedrooms plus an upstairs bathroom and attractive garden. Some updating is required.*

# Northborough Road

**Entrance**



**Kitchen 10'5" x 10'5" (3.20 x 3.20)**



**Reception 1 15'5" x 10'9" (4.70 x 3.30)**



**Bedroom 1 14'1" x 9'10" (4.30 x 3.00)**



**Reception 2 12'5" x 10'5" (3.80 x 3.20)**



**Bedroom 2 12'1" x 10'9" (3.70 x 3.30)**



## *Northborough Road*

**Bedroom 3 8'6" x 7'10" (2.60 x 2.40)**



**Bathroom 8'6" x 8'2" (2.60 x 2.50)**



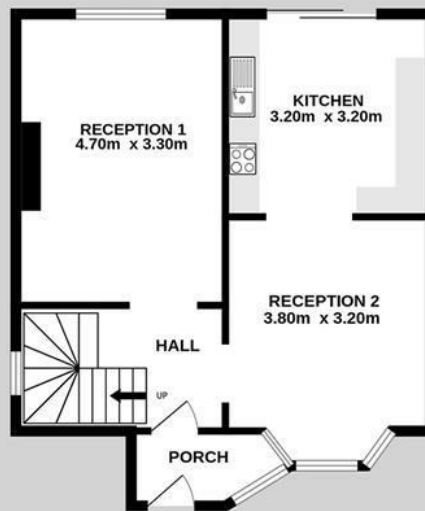
**Garden**



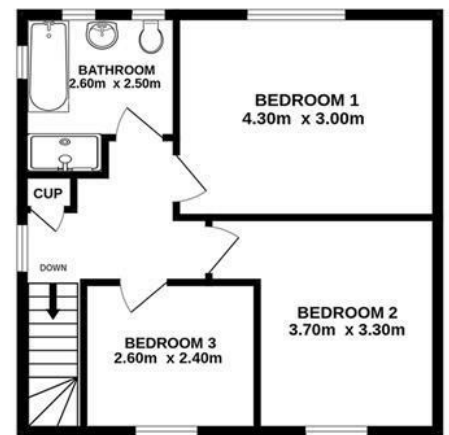
**GARDEN**  
(very approx)  
18m x 10m



**GROUND FLOOR**  
532 sq.ft. (49.4 sq.m.) approx.



**1ST FLOOR**  
497 sq.ft. (46.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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	

