

107 CLARENCE AVENUE NORTHAMPTON, NN2 6NY

£650,000
FREEHOLD

Stonhills are pleased to offer this stunning five double bedroom double bay fronted property which is set over four floors and benefits from a large rear garden, double double garage with office over. The accommodation comprises: Hall, sitting room, family room, kitchen/dining room, wc, laundry room, bedroom one with dressing area and en suite, four further bedrooms, bathroom, shower room, rear garden, detached double garage with office.


LAND & ESTATE AGENTS

BASEMENT
270 sq.ft. (25.1 sq.m.) approx.



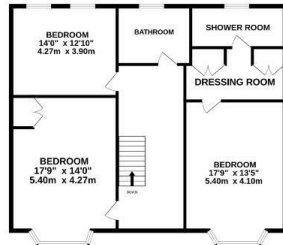
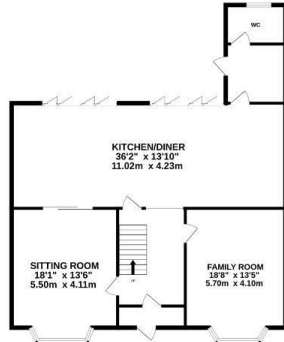
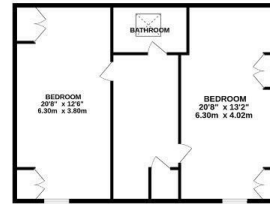
GROUND FLOOR
1559 sq.ft. (144.9 sq.m.) approx.



1ST FLOOR
1407 sq.ft. (130.3 sq.m.) approx.



2ND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 4190 sq.ft. (389.3 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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/tenants are advised to recheck the measurements

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