

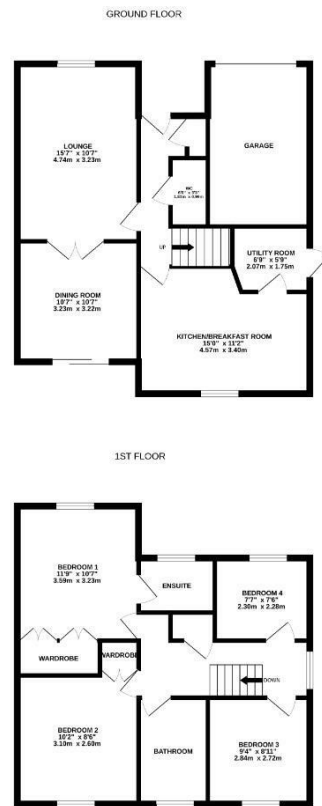


## 26 COTTESBROOKE GARDENS NORTHAMPTON, NN4 0DE

**£445,000**  
**FREEHOLD**

Stonhills are pleased to offer this well presented four bedroom detached house which is located in this quiet cul de sac with good access to local amenities and schools. The accommodation comprises: Hall, lounge, kitchen/breakfast room, dining room, utility room, wc, bedroom one with ensuite, three further bedrooms, bathroom, rear garden, off road parking leading to single garage.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2020



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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