



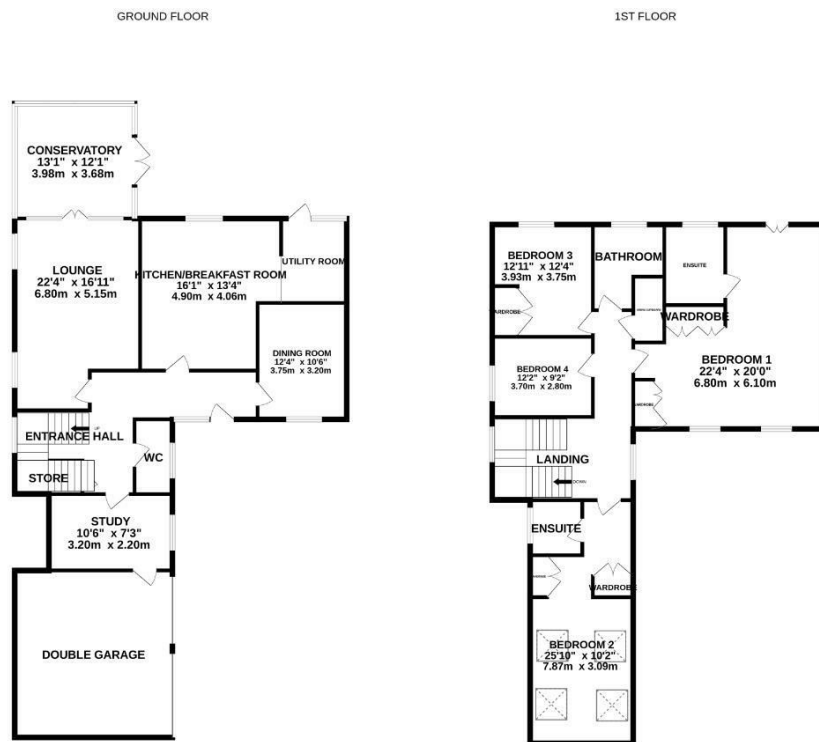
## 25 AUGUSTA AVENUE NORTHAMPTON, NN4 0XP

**£850,000**  
**FREEHOLD**

Stonhills are pleased to offer this well presented four bedroom detached family home which is situated on this tree lined avenue with views over Collingtree Park Golf Course. The accommodation comprises: Hall, lounge, kitchen/breakfast room, dining room, conservatory, study, wc, bedroom one with ensuite, bedroom two with ensuite, two further bedrooms, bathroom, south facing rear garden, off road parking and double garage.







25 AUGUSTA AVENUE, COLLINGTREE PARK

While 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 Metrepack (2022)



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

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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