



Allard Close, Northampton NN3 5LY
Offers In Excess Of £325,000

- Detached
- Ensuite Wet Room
- Double Driveway
- Gas Radiator Central Heating
- Corner Plot
- Four Bedrooms
- No Chain
- Downstairs W/C
- Garage
- UPVC Double Glazing



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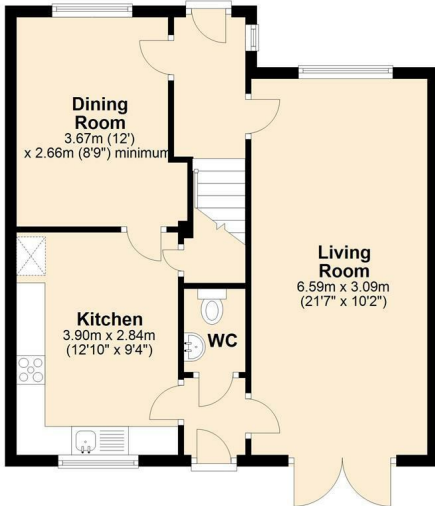
Smartamove are pleased to offer to the market for sale this corner plot, freehold four bedroom detached house in a cul-de-sac location in Rectory Farm. It offers convenient access to the A45 providing links to Wellingborough and Northampton, as well as local amenities including shops and Rectory Farm Primary School, making it ideal for young families. The property briefly comprises; entrance hall, dining room, lounge and downstairs wc. To the upstairs is two double bedrooms, one with an ensuite wet room, two single bedrooms and a family shower room. To the rear of the property there is garden with lawn, decking, off road parking for two standard size cars and a garage. The property also benefits from gas radiator central heating, UPVC double glazing, freestanding dishwasher and fridge/freezer included within sale. The council tax band is D and EPC is D. The property is ideal as a family home and is offered with no chain.

Under the Estate Agency Act 1979 all parties must be informed that the vendor of this property is related to a staff member of Smartamove.



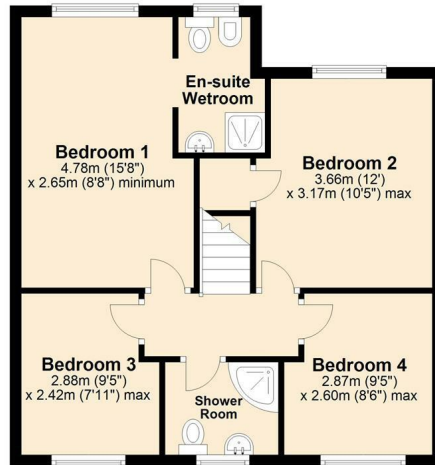
Ground Floor

Approx. 51.8 sq. metres (558.1 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.4 sq. feet)



Total area: approx. 103.8 sq. metres (1117.5 sq. feet)

Although SmartaMove Ltd believe these details to be a fair and accurate the description and measurements of the property and their accuracy cannot be guaranteed. They do not form part of any contract. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries prior to any financial commitment. Only the fixtures, fittings and other items described in these details are included in the selling price. SmartaMove Ltd has not checked they are fit for purpose nor have we tested any of the services (gas, electricity and so on) mentioned.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
85					
86					

England & Wales EU Directive 2002/91/EC

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