

SHARD CLOSE, NORTHAMPTON, NN4

£254,995 | 3 Bed House - Mid Terrace

BELVOIR!



BELVOIR! is pleased to offer this smartly presented 3 bedroom property in East Hunsbury which has been well maintained by the current owner. It is situated in a cul-de-sac and has a larger than average, private rear garden.

The property has a living / dining room and a separate kitchen which overlooks the garden. Upstairs there are 3 bedroom (2 of which are double) and a modern family bathroom. Externally there is a single garage and hard standing to the front for car-parking.

The potential exists to increase or alter the living accommodation (if desired) by converting the garage or creating an open plan kitchen / living area.

- 3 Bedrooms
- Good Sized Garden
- Garage
- Gas Central Heating
- Double Glazed Throughout
- Clean and Neutral Throughout
- Wootton Park Catchment

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the vendor(s).

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

