

MAYFLY ROAD, NORTHAMPTON, NN4

£309,995 | 4 Bed House - Mid Terrace

BELVOIR!



Belvoir are delighted to offer this immaculate four bedroom family home on the highly popular Pineham development.

Pineham is ideally situated and benefits from excellent access to major road networks including junctions 15 and 15a of the M1 Motorway, A43 and A45 and a range of local amenities at nearby East and West Hunsbury and Sixfields leisure park.

In brief the accommodation comprises; entrance hall, modern kitchen/breakfast room, cloakroom and a spacious lounge/diner overlooking the rear garden. To the first floor is an extremely generous bedroom two, contemporary family bathroom and bedroom four. The second floor offers a spacious master bedroom with en-suite and well proportioned bedroom three. Outside are low maintenance front and rear gardens. The rear garden provides both lawn and patio areas for entertaining. Further benefits include double glazing, a single garage and gated off road parking.

Please call Belvoir on 01604 701701 to arrange a viewing.

COUNCIL TAX BAND: D

- Four bedrooms
- Gated off road parking
- Ensuite to master
- Sought after location
- Garage

DRAFT DETAILS

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

GENERAL 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 are not to be relied upon as statements of representation or fact. Any services, systems and appliances listed, have not been tested by us and no guarantee is given regarding their condition or operating ability. Any measurements are offered as a guide only, and should not be considered precise. What is, or is not included in the sale will be confirmed by the vendor to solicitors on a fixtures and fittings form.


BUYING TO LET?

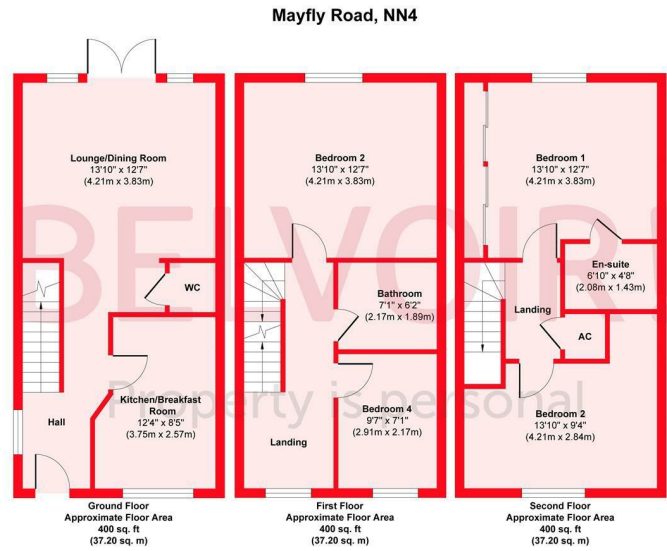
Belvoir has offered a lettings service in Northampton for nearly 20 years and currently manages hundreds of properties throughout the town. We know the market inside out - which properties will let, how much they'll let for, and what sort of tenant they will attract. If you're looking to invest but need some guidance, we provide free buy-to-let advice on a no-obligation basis. We also help existing landlords who want their portfolio reviewed, or are struggling with a problematic tenancy. Contact our office for more details.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	83
(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 



Approx. Gross Internal Floor Area 1200 sq. ft / 111.50 sq. m
Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property

