

**MOUNTFIELD ROAD, NORTHAMPTON, NN3**

£330,000 | 2 Bed Bungalow - Detached

**BELVOIR!**



A very well presented two bedroom detached bungalow located on this highly desirable street in SPINNEY HILL.

The property sits on a **GENEROUS PLOT** and the spacious accommodation briefly comprises: entrance porch, entrance hall, lounge/diner, kitchen/breakfast room, two double bedrooms, bathroom and a usable loft space accessed via a pull down ladder.

The property further benefits from upvc double glazing, gas radiator central heating, off road parking for two cars, a landscaped rear garden with **TWO OUTBUILDINGS**.

An internal viewing is recommended to appreciate all the benefits of this lovely bungalow.

COUNCIL TAX BAND: C

- BUNGALOW IN SPINNEY HILL
- GOOD INTERNAL CONDITION
- OFF ROAD PARKING
- OUTBUILDINGS
- EPC TO FOLLOW

**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).

**Important Disclosure.**

Consumer Protection from Unfair Trading.

The Vendor of this property is a 'connected person' as defined within Sections 31 and 32 of the Estate Agents Act 1979.

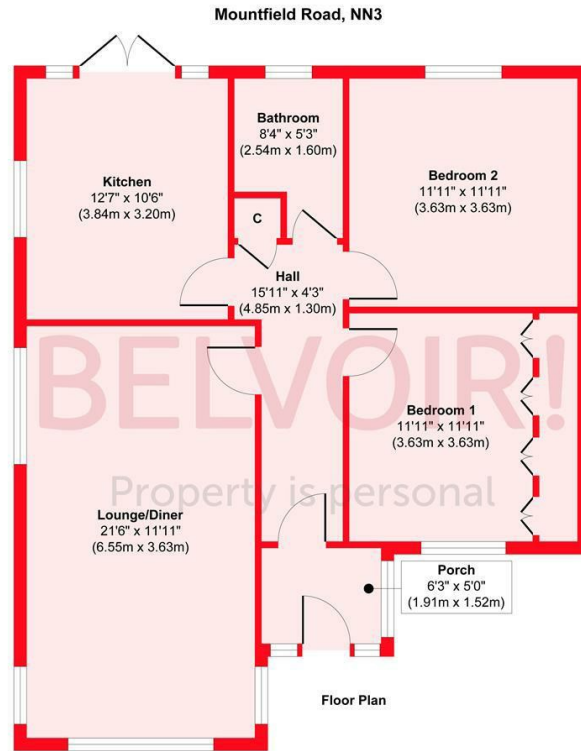


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Approx. Gross Internal Floor Area 852 sq. ft / 79.15 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

