

KETTERING ROAD, NORTHAMPTON, NN2

£260,000 | 3 Bed House - Semi-Detached

BELVOIR!



Belvoir is pleased to offer this three bedroom house on the Kettering Road that is in need of internal updating throughout. The basics are there however - fully double glazed, gas central heated, etc - so this is a property you could move into and update in time to your own taste.

The accommodation comprises two living rooms with the potential to knock into one, and a kitchen. Upstairs there are three bedrooms and a family bathroom.

Externally there are gardens to front and rear - complete with magnolia tree! There is a rear access road so part of the rear garden could be used for parking if required.

The property is in immediate walking distance to many shops and amenities and is close to a bus route in and out of town.

- Three Bedrooms
- Modern Boiler and UPVC
- Ideal for Renovation
- Convenient Location
- NO CHAIN

Draft Details.

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

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

