

# CLAREGATE, NORTHAMPTON, NN4

£288,000 | 2 Bed Bungalow - Detached

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this modern two bedroom detached bungalow located in the popular area of East Hunsbury. The accommodation briefly comprises entrance porch, entrance hall, large L shaped lounge/diner, kitchen, large upvc double glazed conservatory, two double bedrooms and a shower room. The property further benefits from gas radiator heating, solar panels, upvc triple glazing to front of property, new boiler installed in 2021, single garage, off road parking for approximately three cars and an enclosed rear garden.

- Two Bedrooms
- Detached Bungalow
- Large Lounge/Diner
- Large Conservatory
- Single Garage
- Driveway
- Rear Garden
- Gas Radiator Heating
- Solar Panels

COUNCIL TAX BAND: D

**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) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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	

## Claregate, NN4



Floor Plan

Approx. Gross Internal Floor Area 812 sq. ft / 75.43 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Elements Property

