

MELVILLE STREET, NORTHAMPTON, NN1

£184,995 | 2 Bed House - Mid Terrace

BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this two bedroom Victorian terraced house located just off of the Wellingborough Road which benefits from numerous shops, bars and restaurants. The accommodation briefly comprises lounge/dining room, kitchen, first floor landing, two bedrooms and a bathroom. The property further benefits from gas radiator central heating, double glazing, a rear garden and is just a short walk away from Northampton town centre and the general hospital.

- Two Bedrooms
- Victorian Terrace
- Just off Wellingborough Road
- Close to Town Centre
- Lounge/Diner
- Rear Garden
- Gas Radiator Heating
- Double Glazing

COUNCIL TAX BAND: A

### **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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

