

IVY ROAD, NORTHAMPTON, NN1

£225,000 | 3 Bed House - Mid Terrace

BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this three bedroom Victorian terraced house located in the popular area of Abington and close to shops, bars and restaurants. The accommodation briefly comprises lounge/dining room, kitchen, w/c, first floor landing, three bedrooms and a shower room. The property further benefits from gas radiator central heating, double glazing, a rear garden and is just a short walk away from both Abington Park and the Racecourse.

- Three Bedrooms
- Victorian Terrace
- Close to local Parks
- Lounge/Diner
- Rear Garden
- Double Glazing
- Gas Central Heating

COUNCIL TAX BAND: B

**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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>80</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>41</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 

