

# YEOMAN MEADOW, NORTHAMPTON, NN4

£255,000 | 2 Bed House - Semi-Detached

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this modern two bedroom semi detached house with a garage in East Hunsbury. The accommodation briefly comprises entrance porch, lounge, re-fitted kitchen/diner, utility room, first floor landing, two bedrooms and a bathroom. The property further benefits from gas radiator central heating, double glazing, driveway providing off road parking for two cars, single garage and a rear garden.

- Two Bedrooms
- Semi Detached House
- Garage
- Driveway
- Re-Fitted Kitchen/Diner
- Utility Room
- Gas Radiator Heating
- Double Glazing
- Rear Garden
- Desirable Location

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.

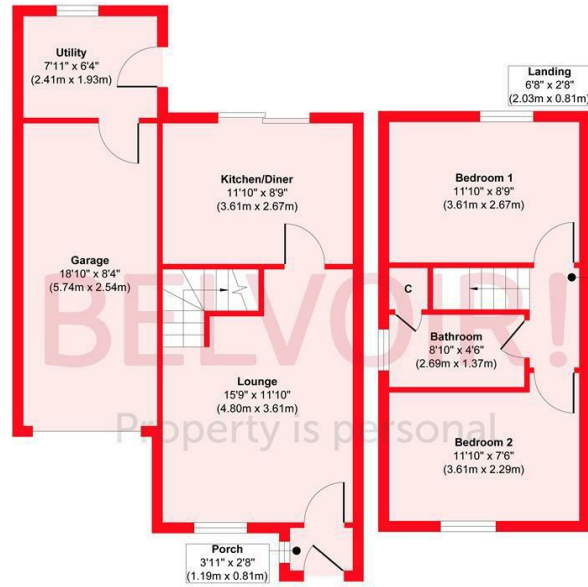
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>66</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Yeoman Meadow, NN4



Ground Floor  
Approximate Floor Area  
524 sq. ft  
(48.68 sq. m)

First Floor  
Approximate Floor Area  
293 sq. ft  
(27.22 sq. m)

Approx. Gross Internal Floor Area 817 sq. ft / 75.90 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

