

KENT ROAD, NORTHAMPTON, NN5

£260,000 | 3 Bed House - Mid Terrace

BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this modern three bedroom three storey townhouse located on the popular St Crispins development. The accommodation briefly comprises entrance hall, cloakroom, lounge/diner, kitchen, first floor landing, bedrooms two & three, family bathroom and then a top floor master bedroom with en-suite. The property further benefits from gas radiator central heating, double glazing, rear garden and a single garage to the rear.

Agents note: There is an annual charge for the upkeep of the car park and surrounding grounds. The seller has advised that this charge has varied from £290pa - £340pa over the last five years.

COUNCIL TAX BAND: C

- Three Bedrooms
- Three Storey Townhouse
- Single Garage
- Cloakroom
- En-Suite
- Gas Radiator Heating
- Double Glazing
- Rear Garden

**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>89</b>
(81-91) <b>B</b>		<b>75</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

