

COLLEGE FIELD CLOSE, NORTHAMPTON, NN3

£285,000 | 4 Bed House - Semi-Detached

BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this extended four bedroom semi detached family home that occupies a larger than average corner plot. The property is nicely positioned in the corner of a quiet cul-de-sac on this private estate. The accommodation briefly comprises entrance porch, large lounge, dining room, conservatory, kitchen, cloakroom, first floor landing, four bedrooms and a family bathroom. The property further benefits from gas radiator central heating, upvc double glazing, single garage, off road parking for two cars and a large corner plot rear garden backing onto a small spinney.

COUNCIL TAX BAND: B

- Four Bedrooms
- Extended Family Home
- Single Garage
- Cloakroom
- Large Lounge
- Separate Dining Room
- Conservatory
- Off Road Parking
- Large Rear Garden
- Gas Radiator Heating

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).

Important Disclosure.

Consumer Protection from Unfair Trading.

The Vendor of this property is a 'connected person' as defined within Sections 31 and 32 of the Estate Agents Act 1979.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83

England & Wales

EU Directive 2002/91/EC

