

**BEECH AVENUE, NORTHAMPTON, NN3**

£285,000 | 3 Bed House - Semi-Detached

**BELVOIR!**



Belvoir Estate Agents are delighted to offer for sale this much improved and larger than average three bedroom family home located in the popular Abington area of Northampton. The well presented accommodation briefly comprises entrance porch, entrance hall, downstairs shower room with w.c, lounge, dining room, kitchen, large conservatory, utility room, first floor landing, three bedrooms and a bathroom. The property further benefits from gas radiator heating, upvc double glazing, driveway, garage, generous rear garden and a large insulated summerhouse and separate shed both with power & light connected. No above chain. A viewing is strongly recommended to appreciate everything that this property has to offer.

COUNCIL TAX BAND: A

- Three Bedrooms
- Large Family Home
- Cloakroom/Shower Room
- Lounge & Dining Room
- Large Conservatory
- Utility Room & Garage
- No Chain
- Large Summer House
- Generous Rear Garden
- Driveway

**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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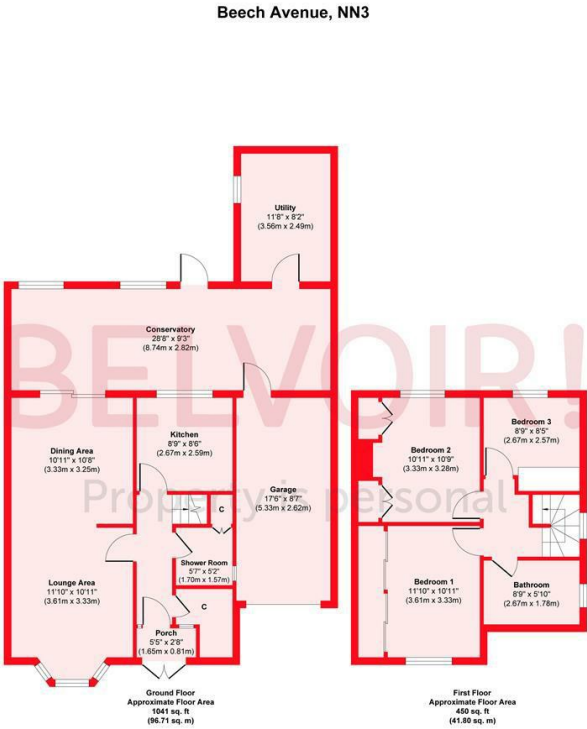
BELVOIR!

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



Approx. Gross Internal Floor Area 1491 sq. ft / 138.51 sq. m (Including Garage)  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

