

## LIMOGES COURT, NORTHAMPTON, NN5

£235,000 | 2 Bed House - Semi-Detached

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this well presented two bedroom end of terrace house located in the popular St Giles Park area of Duston. The accommodation briefly comprises lounge/diner, modern kitchen, first floor landing, two double bedrooms and a bathroom. The property further benefits from gas radiator central heating, upvc double glazing, private rear garden and a driveway providing off road parking.

COUNCIL TAX BAND: B

- Two Double Bedrooms
- End Of Terrace House
- Well Presented
- Desirable Location
- Lounge/Diner
- Modern Kitchen
- Private Rear Garden
- Off Road Parking
- UPVC Double Glazing
- Gas Radiator Heating

## **GENERAL 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 are not to be relied upon as statements of representation or fact. Any services, systems and appliances listed, have not been tested by us and no guarantee is given regarding their condition or operating ability. Any measurements are offered as a guide only, and should not be considered precise. What is, or is not included in the sale will be confirmed by the vendor to solicitors on a fixtures and fittings form.

## **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the vendor(s).



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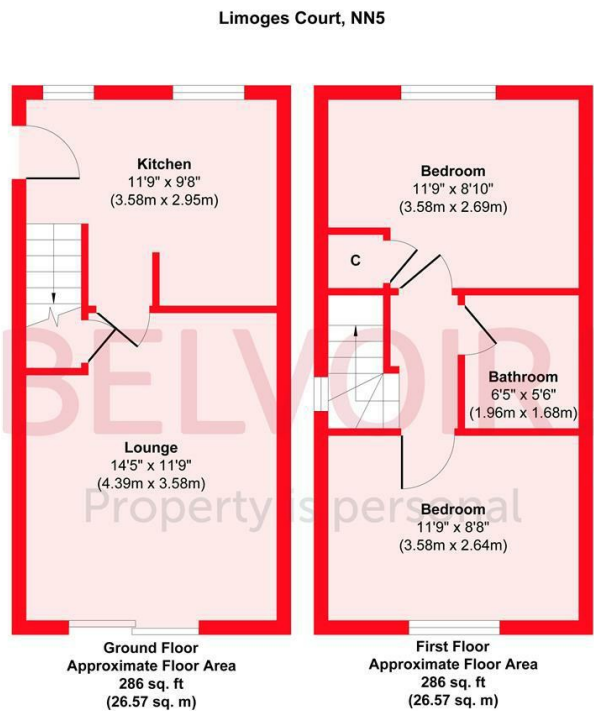
BELVOIR!

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	86

England & Wales

EU Directive 2002/91/EC



Approx. Gross Internal Floor Area 572 sq. ft / 53.14 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

