

MARSEILLES CLOSE, NORTHAMPTON, NN5

£245,000 | 2 Bed House - End Terrace

BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this modern two bedroom end of terrace house that occupies a larger than average plot. The property is located in the corner of a cul-de-sac in the popular St Giles Park area of Duston. The well presented accommodation briefly comprises entrance hall, lounge/diner, kitchen, first floor landing, two double bedrooms and a bathroom. The property further benefits from gas radiator central heating, upvc double glazing, longer than average rear garden and a driveway to the side of the house that provides off road parking.

COUNCIL TAX BAND: B

- Two Bedrooms
- End Of Terrace House
- Larger Than Average Plot
- Off Road Parking
- Lounge/Diner
- Gas Radiator Heating
- UPVC Double Glazing
- Popular Location

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).

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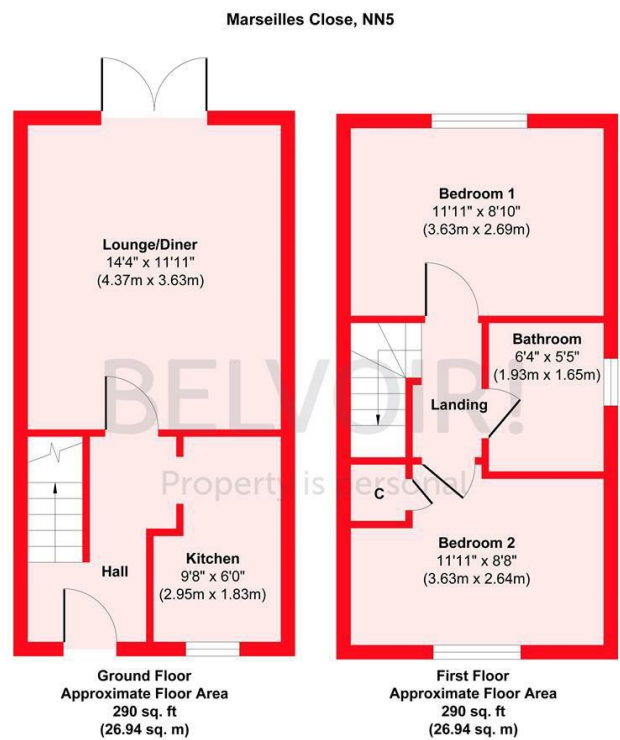
BELVOIR!

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	

England & Wales

EU Directive 2002/91/EC



Approx. Gross Internal Floor Area 580 sq. ft / 53.88 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

