

SIR JOHN PASCOE WAY, NORTHAMPTON, NN5

£174,995 | 2 Bed House - Mid Terrace

BELVOIR!



An excellent opportunity to acquire this 2 bedroom cluster house in walking distance to Duston Village. Situated in a quiet cul-de-sac the property is tucked away and benefits from immediate access to a garden area to the front which is maintained. It comprises a living room, kitchen, two bedrooms, and a bathroom. It is electrically heated and has allocated parking for 2 cars. Whilst this is a freehold property, the owner advises there's an annual charge of approx £515 which relates primarily to garden maintenance. The property enjoys a successful rental history and would make a turn-key investment (there's an option to purchase it tenanted) or a great house for a first time buyer or downsizer to put their stamp on.

COUNCIL TAX BAND: B

- FREEHOLD 2 BED
- MAINTAINED GARDENS
- QUIET LOCATION
- GREAT INVESTMENT OR FIRST TIME BUY
- NO CHAIN

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.

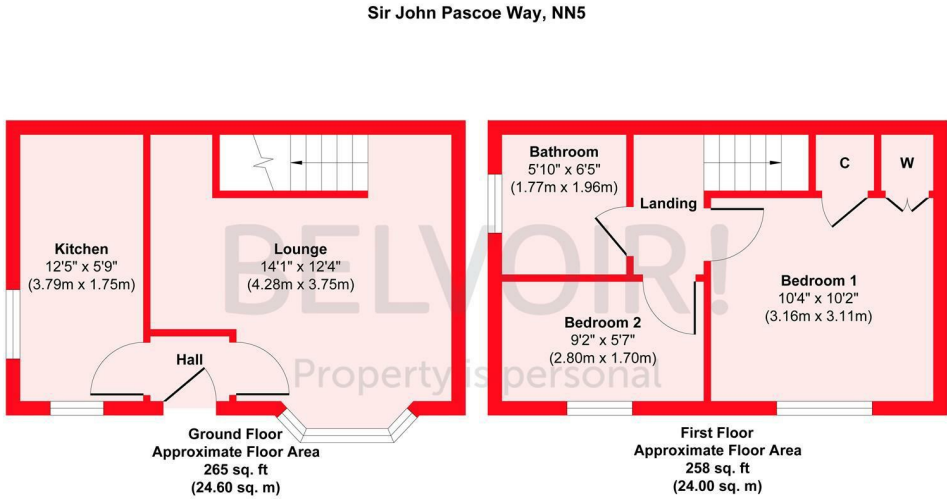
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(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 523 sq. ft / 48.60 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

