

TIFFANY GARDENS, NORTHAMPTON, NN4

£350,000 | 3 Bed House - Detached

BELVOIR!



BELVOIR! is pleased to offer to market this three bedroom detached property which is in very good internal order, having been well cared for by the current owners over many years. It is a good size, but has the potential to be extended further by converting the garage or extending over it, subject to the necessary consents.

The property is located on a popular cul-de-sac in a quiet road in close proximity to Wootton Hall Park School, and in easy walking distance to local shops. It comprises a living room, modern kitchen / dining room, conservatory, and utility area. Upstairs there are three bedrooms and a family bathroom. Externally there are mature landscaped gardens to the rear and off road parking on the driveway to the front.

The property must be viewed to appreciate its full potential.

COUNCIL TAX BAND: C

- MUST BE VIEWED
- WELL MAINTAINED PROPERTY
- POTENTIAL TO EXTEND
- OFF ROAD PARKING & GARAGE
- LOVELY REAR GARDEN

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

