

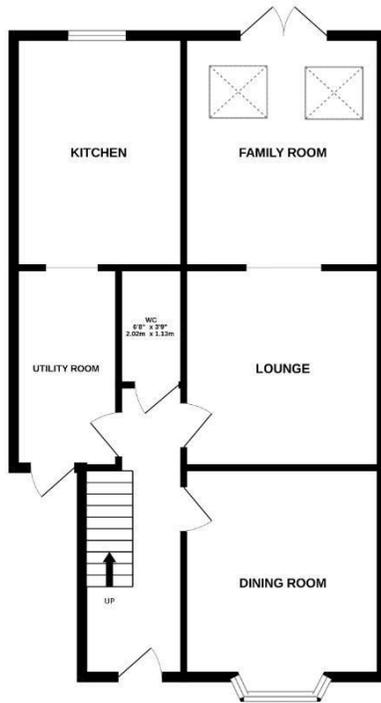
403 WELFORD ROAD NORTHAMPTON, NN2 8PT

£315,000
FREEHOLD

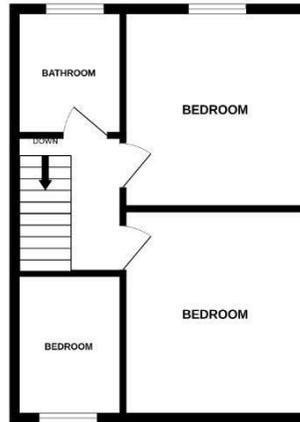
A beautifully presented and extended three-bedroom semi-detached home with stunning views over Brampton Valley. Features include a spacious lounge with steps down to a bright family area, separate dining room with bay window and fireplace, fitted kitchen with utility, three bedrooms, family bathroom, ground floor cloakroom, off-road parking, and a large rear garden with patio. Located in sought-after Kingsthorpe close to local amenities and schools.

 **stonhills**
LAND & ESTATE AGENTS

GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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