

# AUCTIONEERS WAY, NORTHAMPTON, NN1

£260,000 | 3 Bed House - Mid Terrace

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this three bedroom, three storey, townhouse that is located just a short walk away from Northampton town centre, the general hospital and university campus. The property benefits from having a balcony with pleasant views of the canal and is being sold with no above chain. The accommodation briefly comprises entrance hall, cloakroom, kitchen/dining room, first floor landing, living room with access to the balcony, bedroom three, family bathroom, second floor landing, bedroom one with en-suite and bedroom two. The property further benefits from gas radiator central heating, upvc double glazing, a single integral garage and driveway providing off road parking.

COUNCIL TAX BAND: E

- Three Bedrooms
- Three Storey Townhouse
- Single Garage
- Driveway
- No Above Chain
- Close To Town Centre
- Close To University Campus
- Balcony With Canal Views
- Gas Radiator Heating
- UPVC Double Glazing

**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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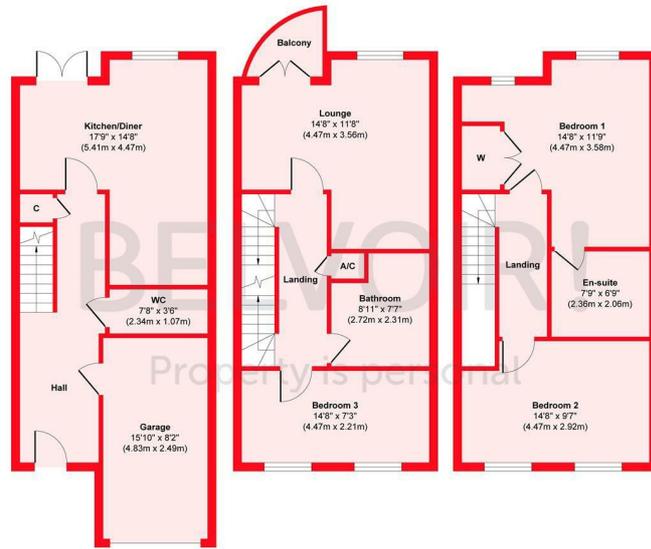
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Auctioneers Way, NN1



Approx. Gross Internal Floor Area 1402 sq. ft / 130.23 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

