

# BELVOIR!

Property is personal

OFFERS OVER

**£200,000**

**Limoges Court**

Northampton, NN5 6YQ

## PROPERTY SUMMARY

Belvoir Estate Agents are delighted to offer for sale this two bedroom end of terrace house with no above chain. The property is located in the popular St Giles Park area of Duston and does require some cosmetic updating. The accommodation briefly comprises entrance hall, lounge/diner, kitchen, first floor landing, two double bedrooms and a bathroom. The property benefits from upvc double glazing, electric heating, off road parking and rear garden.

2



1



1

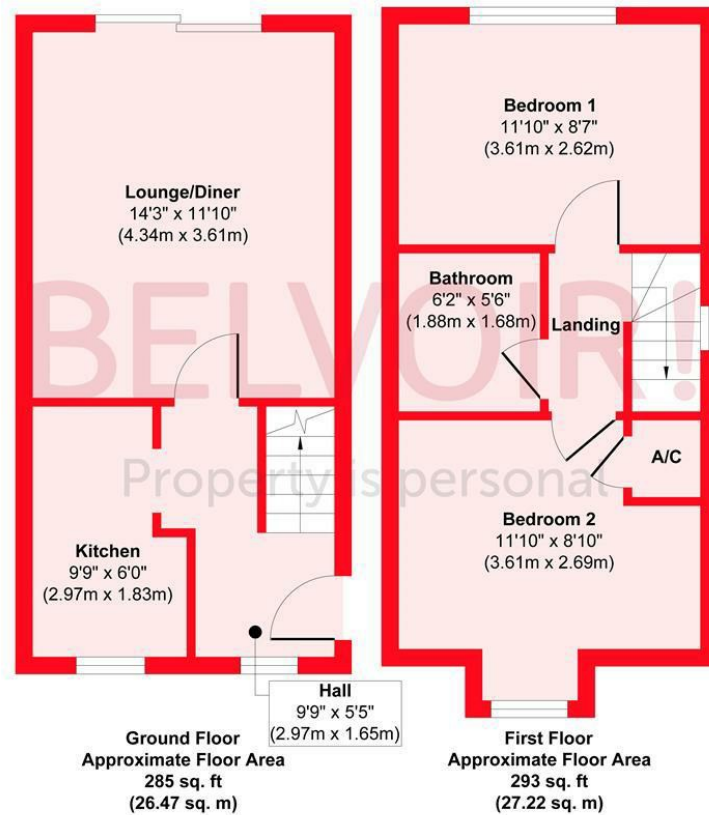








Limoges Court, NN5



Approx. Gross Internal Floor Area 578 sq. ft / 53.69 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**LOCAL AUTHORITY**

Northampton

**TENURE**

Freehold

**COUNCIL TAX BAND**

B

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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**OFFICE ADDRESS**

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