



HOWKINS &  
HARRISON

**83 Greenview Drive, Links View, Northampton, NN2 7LE**

Guide Price £230,000

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An established detached bungalow occupying a prominent elevated position offering the opportunity to update and modernise offered for sale with no upper chain.

### Accommodation

The accommodation is entered through a uPVC front door into the hall, where there is modern flooring, access to the roof space, linen cupboard, and doors to both bedrooms and bathroom. The sitting room has a tiled fireplace with gas fire and window to the front aspect. The kitchen/breakfast room has fitted cabinets, working surfaces incorporating sink unit, plumbing for washing machine point and space for cooker and a uPVC door to the side of the bungalow.

### Outside

Set back from the road the front garden is mainly lawned with a low brick built boundary wall and pathway to the front door, as well as an enclosed garden area to the side. The rear garden is lawned and enclosed by fencing with gated side access either side.

### Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

### Fixtures and Fittings

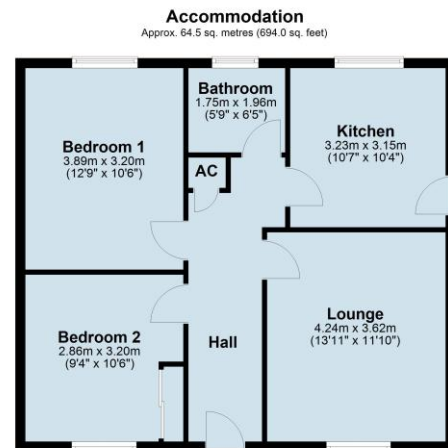
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

### Services

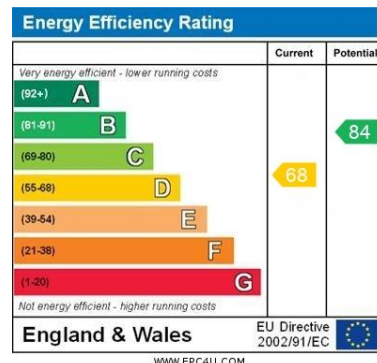
None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

### Local Authority

West Northamptonshire Council. - Tel: 0300-1267000  
Council Tax Band - C



Total area: approx. 64.5 sq. metres (694.0 sq. feet)



### Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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