



**BELVOIR!**

Property is personal

**£199,995**

**Cleveland Place**

Northampton, NN4 8RD

## PROPERTY SUMMARY

Belvoir are pleased to offer for sale this two bedroom mid-terrace house in Sandringham Gardens, ideally located for access to the town centre, local amenities, schools and transport links.

The accommodation comprises of a well-presented open plan kitchen/living room, downstairs w/c, two spacious bedrooms and a bathroom.

The property benefits from gas central heating, double glazing, rear garden and two parking spaces and is offered with no upper chain.

2



1



1

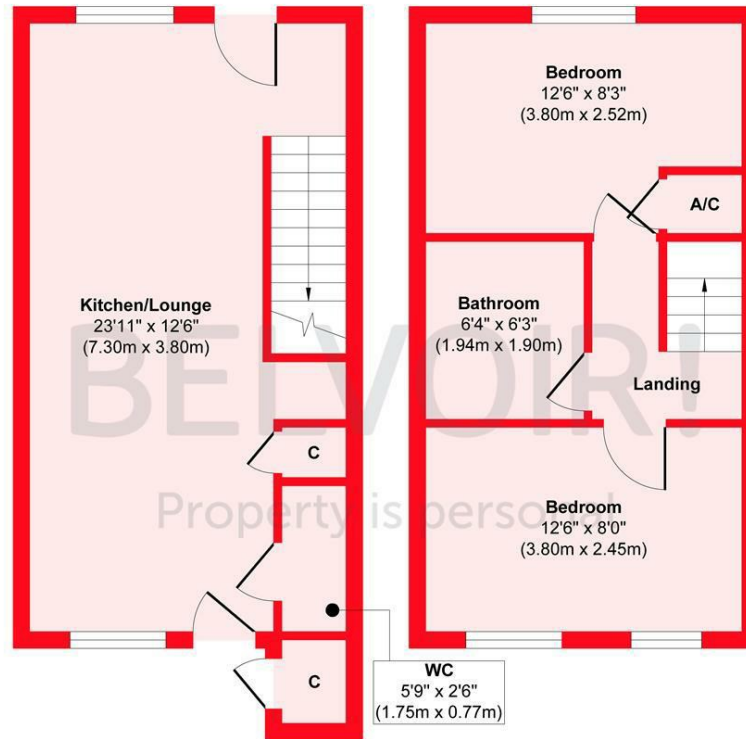








**Cleveland Place, NN4**



**Ground Floor**  
 Approximate Floor Area  
 307 sq. ft  
 (28.58 sq. m)

**First Floor**  
 Approximate Floor Area  
 298 sq. ft  
 (27.74 sq. m)

**Approx. Gross Internal Floor Area 605 sq. ft / 56.32 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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

**BELVOIR!**

Property is personal

**OFFICE ADDRESS**

East Hunsbury Local Centre Butts  
 Road  
 Northampton  
 Northamptonshire  
 NN4 0UE

**OFFICE DETAILS**

01604 701701  
 northampton@belvoir.co.uk  
 www.belvoirnorthampton.com