



45 Walmer Close, Northampton, NN5 4WL

Offers in excess of £330,000

Goodmove presents this 3 bedroom detached house for sale on Walmer Close, Duston, Northampton.

Situated within the popular Marina Park development within St. Crispin, the property is conveniently located within close proximity to local schools and shops along with all the amenities at Sixfields Leisure Park.

The current owners have replaced the kitchen and have incorporated the once separate utility room into the kitchen to make it bigger. In brief: Entrance Hall, Living room, kitchen/dining room, Ground floor Cloakroom with WC, Three double bedrooms, en suite to bedroom one and a separate family bathroom. Outside there is a low maintenance south-westerly facing rear garden and there is a single garage and parking to the rear & on street parking to the front (accessed via garden gate).

The property has been attractively priced and would invite all buyers in a position to proceed to view.

Please call for more information.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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