SHARD CLOSE, NORTHAMPTON, NN4

£200,000 | 2 Bed House - Mid Terrace

BELVOIR!

Belvoir Estate Agents are delighted to offer for sale this modern two bedroom terraced house located in the popular area of East Hunsbury. The accommodation briefly comprises entrance hall, lounge, kitchen, upvc double glazed conservatory, first floor landing, two bedrooms and a bathroom. The property further benefits from gas radiator heating with an updated boiler, upvc double glazing, rear garden and two allocated car parking spaces.

- Two Bedrooms
- Terraced House
- Two Car Park Spaces
- Rear Garden
- Gas Radiator Heating
- Modernised Boiler
- UPVC Double Glazing
- UPVC Double Glazed Conservatory

COUNCIL TAX BAND: B

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.
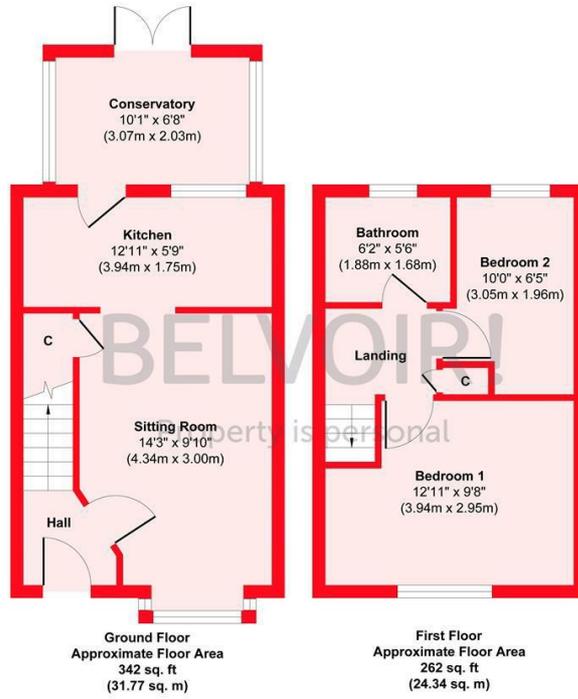
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

Shard Close, NN4

Conservatory
10'1" x 6'8"
(3.07m x 2.03m)

Kitchen
12'11" x 5'9"
(3.94m x 1.75m)

C

Sitting Room
14'3" x 9'10"
(4.34m x 3.00m)

Hall

Bathroom
6'2" x 5'6"
(1.88m x 1.68m)

Bedroom 2
10'0" x 6'5"
(3.05m x 1.96m)

Landing

C

Bedroom 1
12'11" x 9'8"
(3.94m x 2.95m)

Ground Floor
Approximate Floor Area
342 sq. ft
(31.77 sq. m)

First Floor
Approximate Floor Area
262 sq. ft
(24.34 sq. m)

Approx. Gross Internal Floor Area 604 sq. ft / 56.11 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property