

**BRAEMAR CRESCENT, NORTHAMPTON, NN4**

£245,000 | 2 Bed House - Semi-Detached

**BELVOIR!**



Belvoir Estate Agents are delighted to offer for sale this modern two bedroom semi detached house with a single garage that is located in this popular part of East Hunsbury. The accommodation briefly comprises entrance hall, lounge/diner, kitchen, first floor landing, two double bedrooms and a bathroom. The property further benefits from gas radiator central heating, upvc double glazing, off road parking for at least two cars and a good sized rear garden. No above chain.

COUNCIL TAX BAND: B

- Two Bedrooms
- Semi Detached House
- Single Garage
- No Above Chain
- Driveway
- Desirable Location
- Gas Radiator Heating
- UPVC Double Glazing
- Rear Garden

**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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>55</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	

