

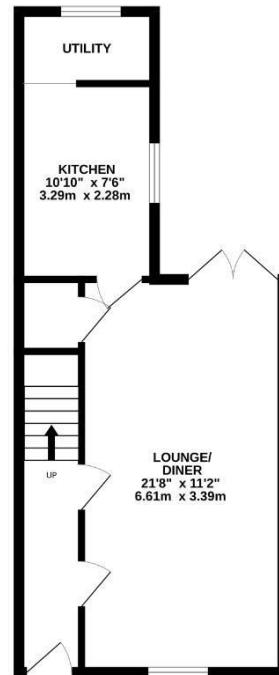


## 81 BYRON STREET NORTHAMPTON, NN2 7JE

**£210,000  
FREEHOLD**

Stonhills are pleased to offer this well presented two bedroom mature town house, situated in the sought-after Kingsley area of Northampton. The property has been refurbished and benefits from spacious accommodation, character features, a large rear garden, gas radiator heating, and uPVC double glazing. This home would make an ideal first-time purchase and is conveniently located close to local amenities, the Racecourse Park, Northampton town centre, and both the bus and train stations.

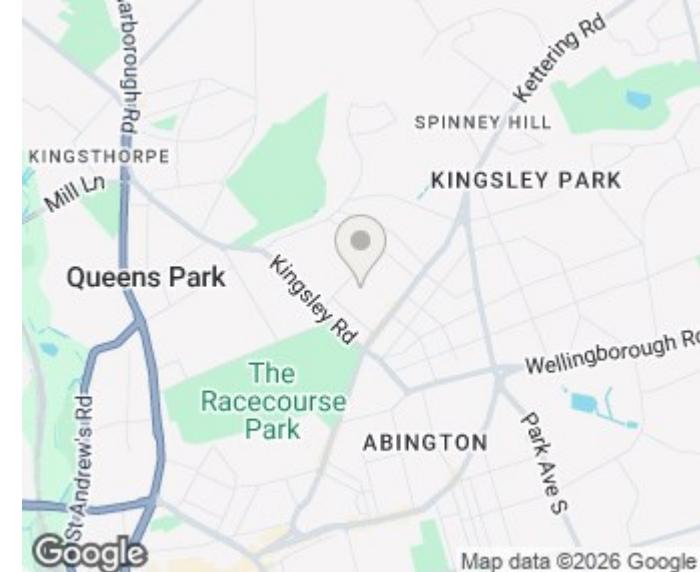
GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq ft. (76.6 sq m.) approx.  
Whilst every care has been taken to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for the guidance of prospective buyers and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore not be given.  
Made with Metrolinx 6.2028



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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	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	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

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