



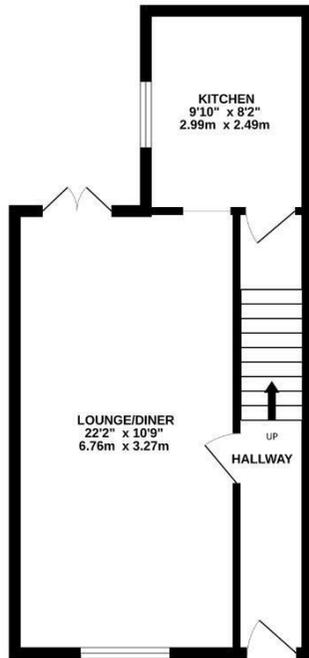
13 VICTORIA GARDENS NORTHAMPTON, NN1 1HJ

£200,000
FREEHOLD

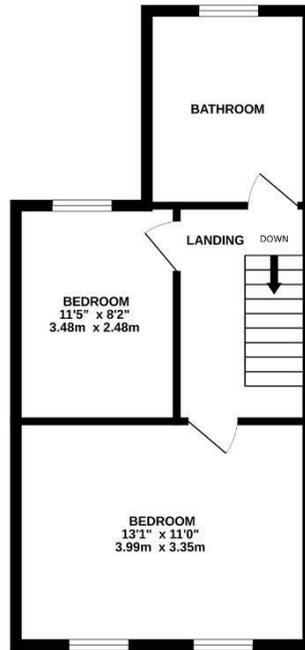
Stonhills are pleased to offer this well presented two double bedroom home, situated in Victoria Gardens, Northampton. The property offers excellent access to Northampton railway station and the town centre. The accommodation comprises a lounge/dining room, kitchen, two bedrooms and a bathroom. Externally, the property benefits from a rear garden and permit parking.

 **stonhills**
LAND & ESTATE AGENTS

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given. Made with Metropack 02026.



| 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 | |

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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