

# BELTON CLOSE, NORTHAMPTON, NN4

£175,000 | 1 Bed House - Mid Terrace

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this modern one bedroom house situated in a cul-de-sac in East Hunsbury. The property has its own private driveway providing off road parking for at least two cars and a private rear garden. The accommodation briefly comprises entrance hall, open plan kitchen/dining/lounge, first floor landing, one large double bedroom and a bathroom. The property has electric heating, timber framed double glazed windows and no above chain.

COUNCIL TAX BAND: A

- One Bedroom
- Freehold House
- Driveway
- Rear Garden
- Open Plan Kitchen/Dining/Lounge
- Electric Heating
- Double Glazing
- No Above Chain

**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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