

# LIMOGES COURT, NORTHAMPTON, NN5

£209,995 | 2 Bed House - End Terrace

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this two bedroom end of terrace house with no above chain. The property is located in the popular St Giles Park area of Duston and does require some cosmetic updating. The accommodation briefly comprises entrance hall, lounge/diner, kitchen, first floor landing, two double bedrooms and a bathroom. The property benefits from upvc double glazing, electric heating, off road parking and rear garden.

- Two Bedrooms
- End Of Terrace
- In Need Of Updating
- No Chain
- Driveway
- Rear Garden
- UPVC Double Glazing
- Electric Heating

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.

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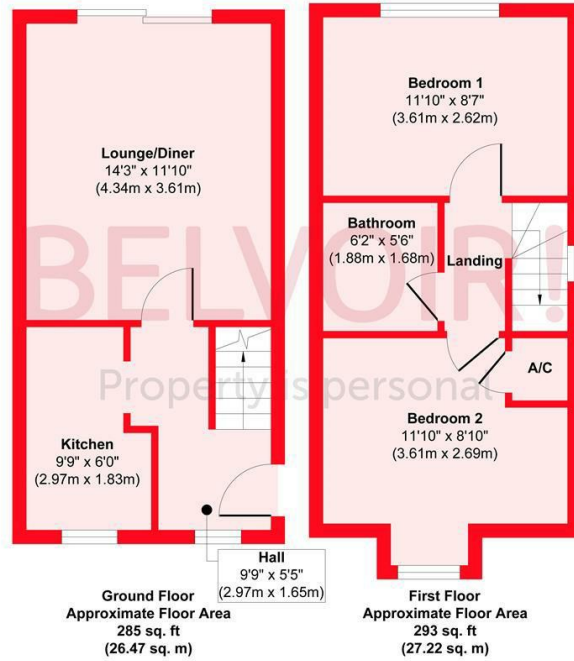
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## Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>86</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>58</b>		
(39-54) <b>E</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		

Limoges Court, NN5



Approx. Gross Internal Floor Area 578 sq. ft / 53.69 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

