

## INSIGNIA CLOSE, NORTHAMPTON, NN4

£359,995 | 4 Bed House - Semi-Detached

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this very well presented four bedroom, three storey, semi detached townhouse located in this desirable part of Wootton. The accommodation briefly comprises entrance hall, cloakroom, large open plan kitchen/dining/sitting room, first floor landing, lounge, master bedroom with en-suite, second floor landing, three further bedrooms and a family bathroom. The property further benefits from gas radiator central heating, upvc double glazing, off road parking for two cars at the front of the house, a single garage with additional driveway and an attractive rear garden.

COUNCIL TAX BAND: D

- Four Bedrooms
- Three Storey Townhouse
- Semi Detached
- Off Road Parking
- Single Garage
- Cloakroom
- Open Plan Kitchen/Dining/Sitting Room
- En-Suite
- Rear Garden
- Desirable Location

**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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BELVOIR!

Energy Efficiency Rating

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

Current

Potential

86

90

England & Wales

EU Directive 2002/91/EC

