

# BELVOIR!

Property is personal

**£375,000**

**Barn Owl Close**

Northampton, NN4 0UA

## PROPERTY SUMMARY

Belvoir Estate Agents are delighted to offer for sale this three bedroom detached family home located in this highly desirable part of East Hunsbury. The property is being sold with no above chain. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, utility room, first floor landing, bedroom one with ensuite, two further bedrooms and a family bathroom. The property further benefits from gas radiator central heating, upvc double glazing, single garage, off road parking and a well established rear garden.

Agents note: This property is liable for an annual Grangewood estate fee of £303.31. This gives you a membership to the Grangewood club.

3



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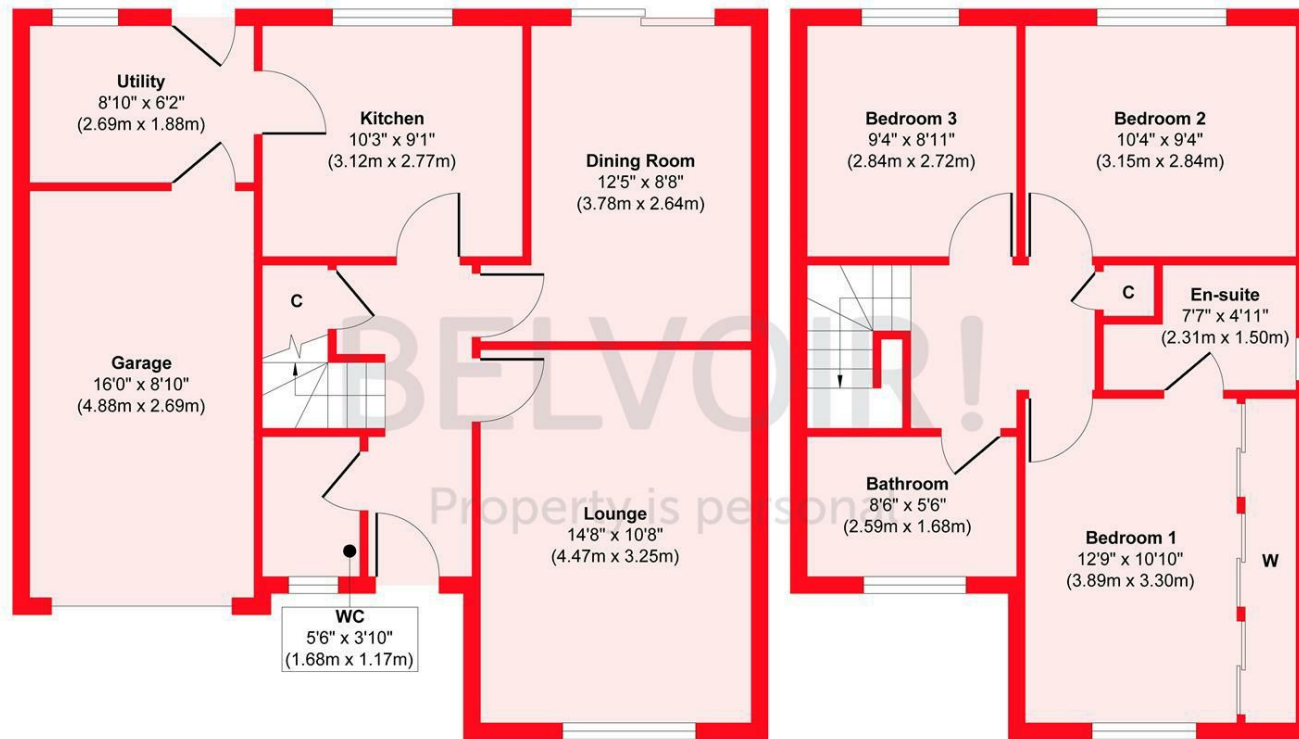








**Barn Owl Close, NN4**



**Ground Floor**  
 Approximate Floor Area  
 684 sq. ft  
 (63.54 sq. m)

**First Floor**  
 Approximate Floor Area  
 478 sq. ft  
 (44.40 sq. m)

**Approx. Gross Internal Floor Area 1162 sq. ft / 107.94 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**LOCAL AUTHORITY**

Northampton

**TENURE**

Freehold

**COUNCIL TAX BAND**

D

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		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

**BELVOIR!**

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**OFFICE ADDRESS**

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**OFFICE DETAILS**

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