DIXON ROAD, NORTHAMPTON, NN2

£265,000 | 3 Bed House - Semi-Detached

BELVOIR!

Belvoir Estate Agents are delighted to offer for sale this modern three bedroom semi detached house located in this popular part of Kingsthorpe. The accommodation briefly comprises entrance hall, cloakroom, large lounge, kitchen/diner, first floor landing, three bedrooms and a bathroom. The property further benefits from gas radiator heating, upvc double glazing, single garage, off road parking and rear garden.

- Three Bedrooms
- Semi Detached House
- Single Garage
- Off Road Parking
- Cloakroom
- Large Lounge
- Kitchen/Diner
- Rear Garden
- UPVC Double Glazing
- Gas Radiator Heating

COUNCIL TAX BAND: C

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.
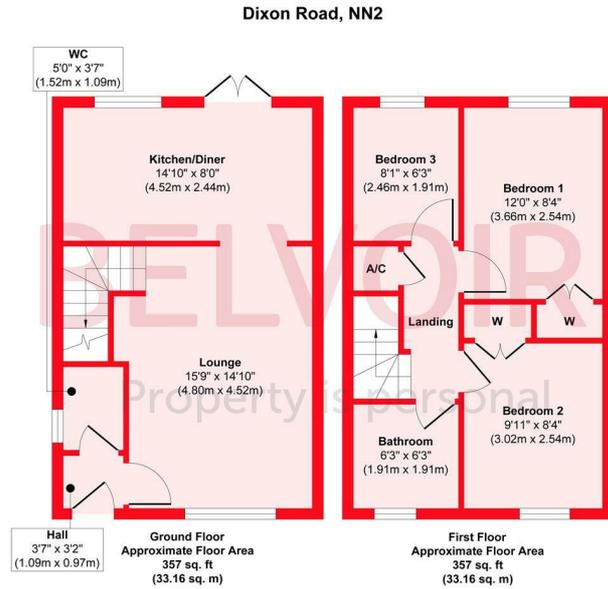
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		
(81-91) **B**		84
(69-80) **C**		
(55-68) **D**	67	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Dixon Road, NN2

WC
5'0" x 3'7"
(1.52m x 1.09m)

Kitchen/Diner
14'10" x 8'0"
(4.52m x 2.44m)

Bedroom 3
8'1" x 6'3"
(2.46m x 1.91m)

Bedroom 1
12'0" x 8'4"
(3.66m x 2.54m)

A/C

Landing

W   **W**

Lounge
15'9" x 14'10"
(4.80m x 4.52m)

Bedroom 2
9'11" x 8'4"
(3.02m x 2.54m)

Bathroom
6'3" x 6'3"
(1.91m x 1.91m)

Hall
3'7" x 3'2"
(1.09m x 0.97m)

Ground Floor
Approximate Floor Area
357 sq. ft
(33.16 sq. m)

First Floor
Approximate Floor Area
357 sq. ft
(33.16 sq. m)

Approx. Gross Internal Floor Area 714 sq. ft / 66.32 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property