

# ANNESLEY CLOSE, NORTHAMPTON, NN3

£245,000 | 3 Bed House - Mid Terrace

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this three bedroom terraced house with a single garage to the rear. The property is located in the popular Langlands area of Abington Vale and is being sold with no above chain. The accommodation briefly comprises entrance porch, lounge, kitchen/diner, first floor landing, three bedrooms and a bathroom. The property further benefits from upvc double glazing, gas radiator central heating and rear garden.

- Three Bedrooms
- Terraced House
- Single Garage
- No Chain
- Kitchen/Diner
- Rear Garden
- Gas Radiator Heating
- UPVC Double Glazing

COUNCIL TAX BAND: B

**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).

**Disclaimer.**

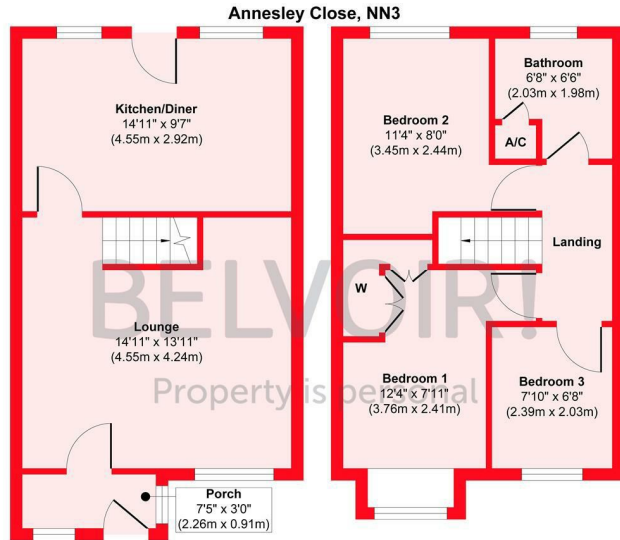
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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		



Ground Floor  
Approximate Floor Area  
380 sq. ft  
(35.30 sq. m)

First Floor  
Approximate Floor Area  
365 sq. ft  
(33.90 sq. m)

Approx. Gross Internal Floor Area 745 sq. ft / 69.20 sq. m  
Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property

