

CHALCOMBE AVENUE, NORTHAMPTON, NN2

£270,000 | 3 Bed House - Semi-Detached

BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this three/four bedroom semi detached dormer style bungalow in Kingsthorpe. The property benefits from a large frontage providing off road parking for several cars, a single garage and spacious rear garden. The accommodation briefly comprises entrance hall, large lounge/diner, kitchen, bathroom, dining room/bedroom four, upvc double glazed lean to, first floor landing and three bedrooms upstairs. The property further benefits from gas radiator central heating and upvc double glazing.

- Three/Four Bedrooms
- Semi Detached Dormer
- Large Lounge/Diner
- Separate Dining Room/Bedroom Four
- UPVC Double Glazed Lean To
- Single Garage
- Large Driveway
- Rear Garden
- Gas Radiator Heating
- UPVC Double Glazing

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.

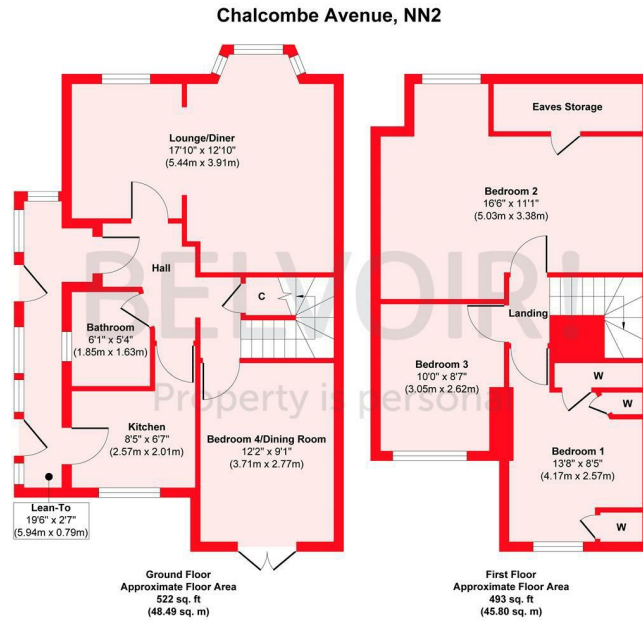
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## Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            | <b>87</b> |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   | <b>47</b>                  |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |



**Approx. Gross Internal Floor Area 1015 sq. ft / 94.29 sq. m (Excluding Lean-To)**

Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property

