

GRANARY ROAD, NORTHAMPTON, NN4

£244,995 | 2 Bed House - Semi-Detached

BELVOIR!



Belvoir! are delighted to offer for sale this modern two bedroom semi detached house located in the highly popular area of East Hunsbury. The property is ideally positioned close to local shops, parks and has easy access to both the M1 and A45 road links. The accommodation in brief comprises; entrance hall, spacious lounge and modern kitchen/diner overlooking the rear garden. To the first floor are two well proportioned bedrooms and the family bathroom. The rear garden is larger than average and offers both grass and patio areas for entertaining. Further benefits include double glazing throughout, gas radiator heating and ample off road parking.

COUNCIL TAX BAND: B

- Two Bedrooms
- Semi Detached House
- Large Garden
- Ample Off Road Parking
- Double Glazing
- Gas Radiator Heating
- Kitchen/Diner
- Cul-De-Sac 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 590 sq. ft / 54.80 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

