

# GRANARY COURT, NORTHAMPTON, NN4

£250,000 | 2 Bed House - Semi-Detached

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this well maintained two bedroom semi detached house with a single garage located in this desirable part of East Hunsbury. The accommodation briefly comprises entrance hall, lounge, kitchen/diner, first floor landing, two bedrooms and a bathroom. The property further benefits from gas radiator central heating, upvc double glazing, rear garden and a driveway providing off road parking that leads to the single garage.

COUNCIL TAX BAND: B

- Two Bedrooms
- Semi Detached House
- Single Garage
- Driveway
- Kitchen/Diner
- Gas Radiator Heating
- UPVC Double Glazing
- Cul-De-Sac Location
- Rear Garden
- Well Maintained

**Draft Details.**

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

**Disclaimer.**

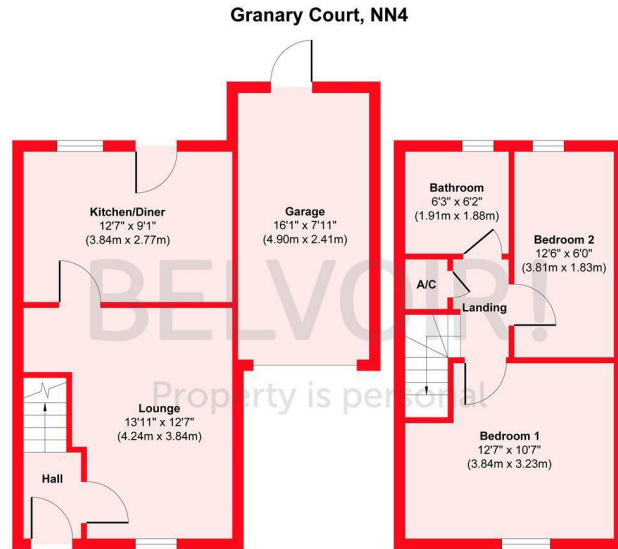
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

# GRANARY COURT, NORTHAMPTON, NN4

£250,000 | 2 Bed House - Semi-Detached

# BELVOIR!

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (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>                            |  |                         |           |
| (21-38) <b>F</b>                            |  | <b>70</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  
425 sq. ft  
(39.48 sq. m)

**First Floor**  
Approximate Floor Area  
293 sq. ft  
(27.22 sq. m)

**Approx. Gross Internal Floor Area 718 sq. ft / 66.70 sq. m (Including Garage)**

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

