

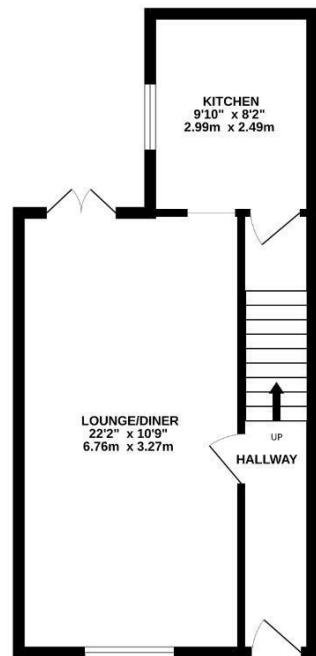


13 VICTORIA GARDENS NORTHAMPTON, NN1 1HJ

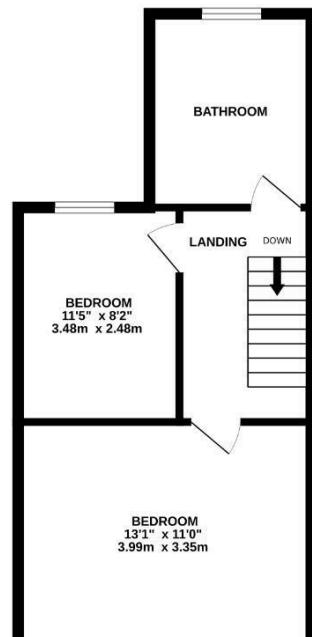
**£210,000
FREEHOLD**

Stonhills are pleased to offer this well presented two double bedroom home, situated in Victoria Gardens, Northampton. The property offers excellent access to Northampton railway station and the town centre. The accommodation comprises a lounge/dining room, kitchen, two bedrooms and a bathroom. Externally, the property benefits from a rear garden and permit parking.

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 sq.m.) approx.

Whilst every care has been taken to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas, taken for convenience, are approximate and should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Modeled with Metrixpro (2026)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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