



13 VICTORIA GARDENS

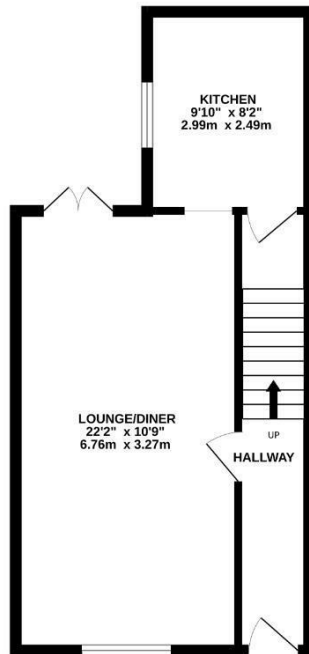
NORTHAMPTON, NN1 1HJ

£210,000
FREEHOLD

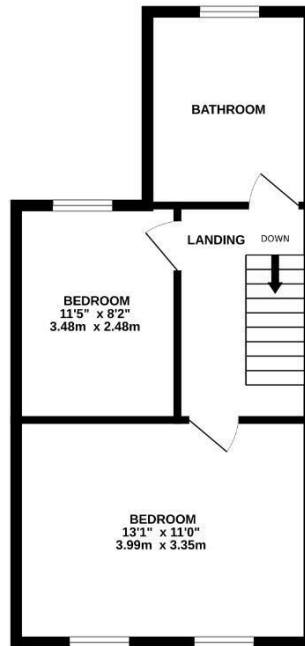
Stonhills are pleased to offer this well presented two double bedroom home, situated in Victoria Gardens, Northampton. The property offers excellent access to Northampton railway station and the town centre. The accommodation comprises a lounge/dining room, kitchen, two bedrooms and a bathroom. Externally,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

 **stonhills**
LAND & ESTATE AGENTS

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.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metreup C5026



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

Northampton Office Sales
39 St Giles Street
Northampton
Northamptonshire
NN1 1JF

01604 624424
lewis@stonhills.co.uk
<https://www.stonhills.co.uk/>

stonhills
LAND & ESTATE AGENTS