



## 2B BROOKLAND ROAD NORTHAMPTON, NN1 4SL

**£269,950**  
**FREEHOLD**

Stonhills are pleased to offer this well presented three double bedroom semi detached home situated on Brookland Road, Northampton. The accommodation comprises hall, WC, lounge, kitchen/dining room, three double bedrooms and a family bathroom. Outside there is an enclosed rear garden, off road parking and a single garage. Conveniently located close to local amenities, schools, Northampton train station and with excellent access to the A45 and M1 motorway. Viewing advised.

 **stonhills**  
LAND & ESTATE AGENTS

Approx Gross Internal Area  
92 sq m / 995 sq ft



Ground Floor  
Approx 45 sq m / 485 sq ft

First Floor  
Approx 47 sq m / 510 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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/>

