

**9 Bordeaux Close**

**NORTHAMPTON  
NN5 6YR**

**£245,000**



- **TWO BEDROOM**
- **GARAGE**
- **GAS RADIATOR HEATING**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: TBC**

- **SEMI DETACHED**
- **UPVC DOUBLE GLAZED**
- **GARDENS**
- **POPULAR ST GILES ESTATE**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Welcome to this charming semi-detached house located on Bordeaux Close in the popular St Giles Estate of Northampton.

As you enter, you are greeted by a well-proportioned reception room, ideal for relaxing or entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The house features two bedrooms, providing ample space for rest and relaxation. Each bedroom is designed to be both functional and comfortable, making it easy to unwind after a long day.

The property also boasts a well-appointed bathroom, ensuring convenience for all residents. The modern design and fixtures add a touch of elegance to this essential space.

One of the standout features of this home is the generous parking provision, accommodating up to three vehicles. This is a rare find in residential properties and adds significant value, making it easy for you and your guests to park without hassle.

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it an ideal choice for those who appreciate community living. With its modern design and practical features, this semi-detached house on Bordeaux Close is a wonderful opportunity for anyone looking to settle in Northampton. Don't miss your chance to make this lovely house your new home.

## **Ground Floor**

### **Entrance Hall**

Radiator, stairs to first floor landing, Vinyl flooring, door to:

### **Lounge**

11'10" x 14'4" (3.62 x 4.38)

Radiator, UPVC patio doors to rear.

### **Kitchen**

9'10" x 6'2" (3.01 x 1.88)

Fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with worktops above, eye level cupboards, fitted gas hob with extractor fan above, electric oven, plumbing for washing machine, Vinyl flooring, UPVC double glazed window to front.

## **First Floor**

### **First Floor Landing**

Access to loft (part boarded), doors to:

### **Bedroom One**

11'10" x 8'11" (3.62 x 2.73)

Radiator, UPVC double glazed window to rear.

### **Bedroom Two**

11'10" x 8'9" (3.62 x 2.67)

Radiator, mirror fronted wardrobes, UPVC double glazed window to front.

**Bathroom**

Suite comprising bath unit with shower unit above, hand wash basin, low level w.c, radiator, UPVC double glazed window to side.

**Externally****Front Garden**

Paved area for parking, tarmac drive way leading to garage.

**Garage**

Up and over doors, power and lighting connected, door to garden.

**Rear Garden**

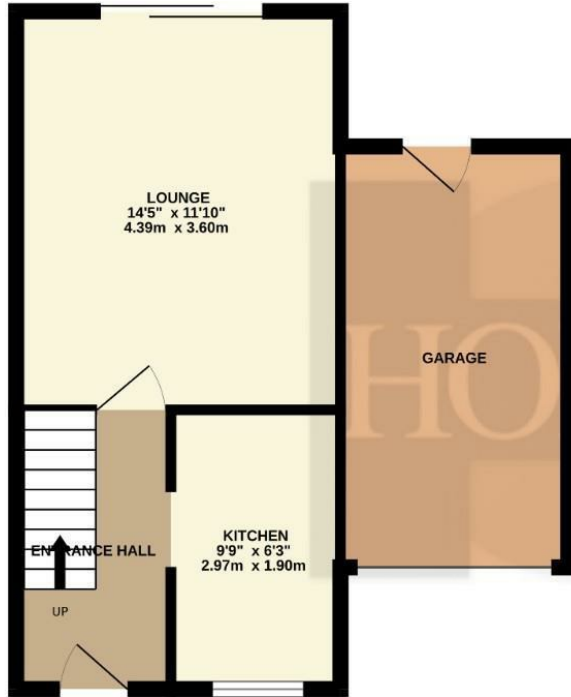
Landscaped rear garden, paved patio, lawn, timber shed, flower and shrub borders.

**Agents Notes**

West Northampton Council Tax Band: TBC



GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
290 sq.ft. (27.0 sq.m.) approx.

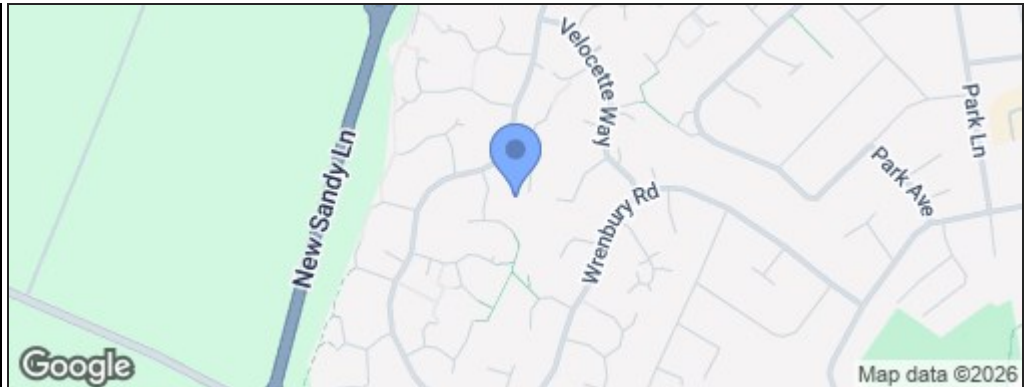


TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operability or efficiency can be given.  
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### 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	



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.