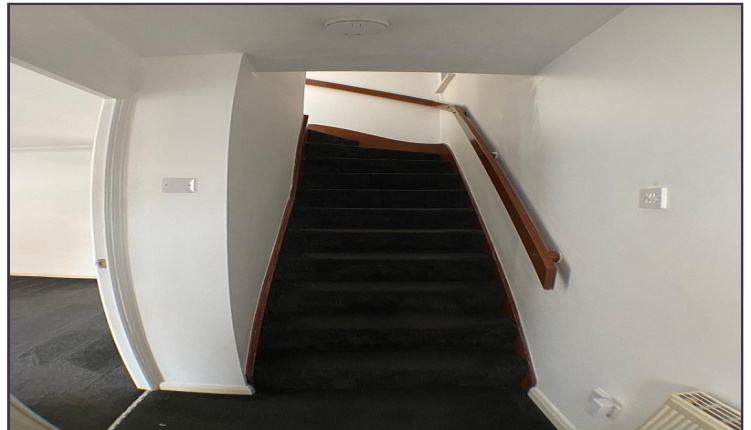


Cotswold Drive, Wellingborough, Northamptonshire. NN8
2JB



- Chain Free
- Garage
- Driveway
- Three Bedrooms
- En Suite
- Detached
- Modern Estate
- Garden

Offers In Excess Of
£285,000
Subject To Contract



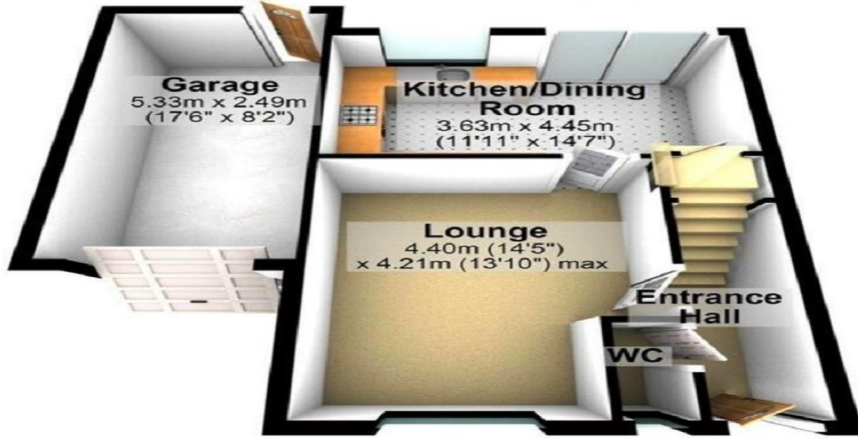
MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
Tel 020 8381 2908 www.melvinjacobs.com

**MELVIN
JACOBS**
020 8381 2908

Ground Floor

Approx. 49.8 sq. metres (536.1 sq. feet)



Total area: approx. 82.2 sq. metres

**MELVIN
JACOBS**



These particulars are prepared with all due care and attention for the convenience of intending purchasers but their accuracy is not guaranteed and they do not form any part of a contract. Purchasers must themselves check by inspection or otherwise the accuracy of these particulars prior to signing a contract.

Entrance Hall

WC

Lounge (14' 5" x 13' 10") or (4.40m x 4.21m)

Kitchen (11' 11" x 14' 7") or (3.63m x 4.45m)

Garage (17' 6" x 8' 2") or (5.33m x 2.49m)

Bedroom 1 (8' 7" x 11' 1") or (2.62m x 3.39m)

En Suite

Landing

Bathroom

Bedroom 2 (8' 3" x 8' 3") or (2.51m x 2.51m)

Bedroom 3 (9' 3" x 5' 3") or (2.81m x 1.61m)

Driveway

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: C


Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

45 - 47 Manor Park Crescent,
Edgware,
Middlesex,
HA8 7LY

e: info@melvinjacobs.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		86
B		
(69-80)	73	
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Ground Floor



First Floor

