



Clarence Avenue  
Northampton  
NN2

Offers in Excess of £420,000

bettermove 

# Clarence Avenue Northampton

Bettermove are proud to present this 4 bedroom terraced house in Northampton.

The property benefits from double glazing, complete with newly fitted windows, added in 2024, and gas central heating throughout, with on street parking available.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living/dining room, fitted kitchen, utility room, and WC on the ground floor, with access to the cellar, with a built in bar area. The first floor consists of three bedrooms, alongside a shower room, WC and the family bathroom, with the master bedroom, with a private en-suite, located on the second floor. The exterior boasts a detached garage, and a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular town of Northampton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Northampton Train Station, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC 



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