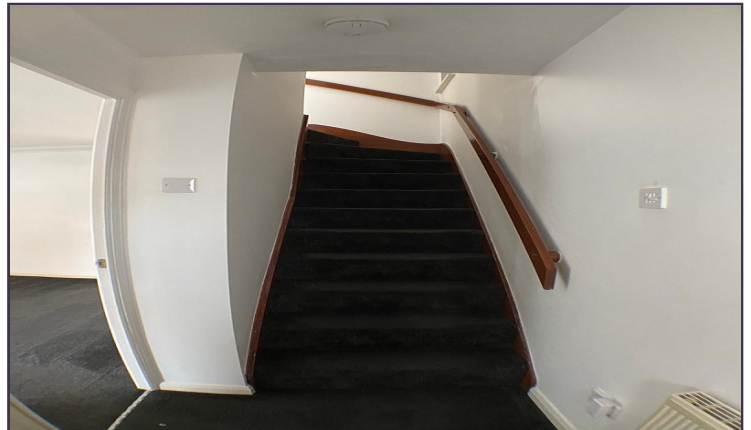


Cotswold Drive, Wellingborough, Northamptonshire. NN8  
2JB



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

Offers In Excess Of  
**£290,000**  
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](http://www.melvinjacobs.com)

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020 8381 2908



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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](mailto:info@melvinjacobs.com)

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

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

