# Balfour Road

Queens Park, Northampton

oriordanbond
SALES & LETTINGS

# Balfour Road

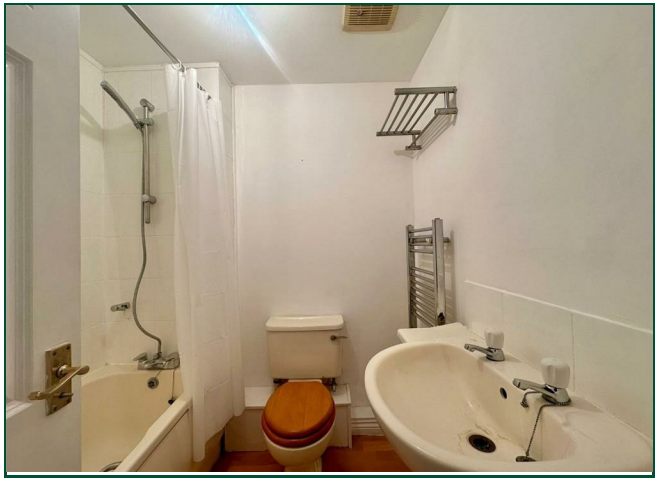
Queens Park
NN2 6JE

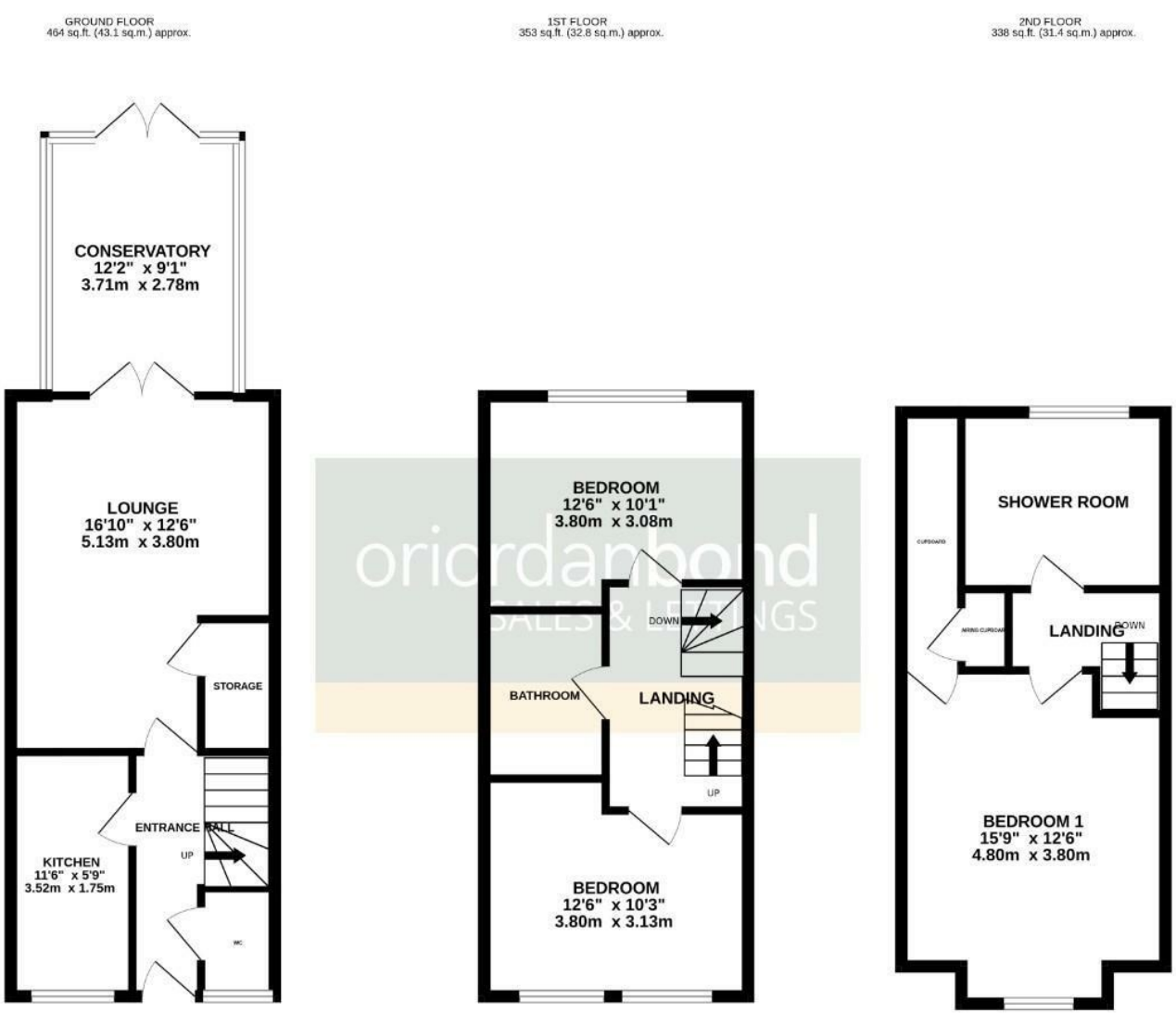
Price
£265,000

**Offered to the market with no onward chain is this modern town house located in the popular area of Queens Park. The property is within walking distance to Malcolm Arnold Academy, ample shops and Northampton train station.**

Accommodation over three floors comprises entrance hall, cloakroom/WC, kitchen and an open plan sitting/dining room leading through to the conservatory. From the first floor landing are two double bedrooms serviced by a three-piece family bathroom. From the second floor is a master suite with shower en-suite and further storage cupboard. Outside is a front garden, enclosed low maintenance rear garden and allocated parking to the rear. Further benefits include uPVC double glazing and gas radiator heating. (B/1156/S)

- Three bedroom town house
- En-suite and walk-in wardrobe to master bedroom
- Conservatory
- Low maintenanc e rear garden
- Allocated parking
- No onward chain






TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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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## Additional information

- Council Tax Band: D
- Energy Efficiency Rating: C

## Viewing

Viewing strictly by appointment – details below

## Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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