



**Balmoral Road**  
Queens Park, Northampton

**oriordanbond**  
SALES & LETTINGS

# Balmoral Road

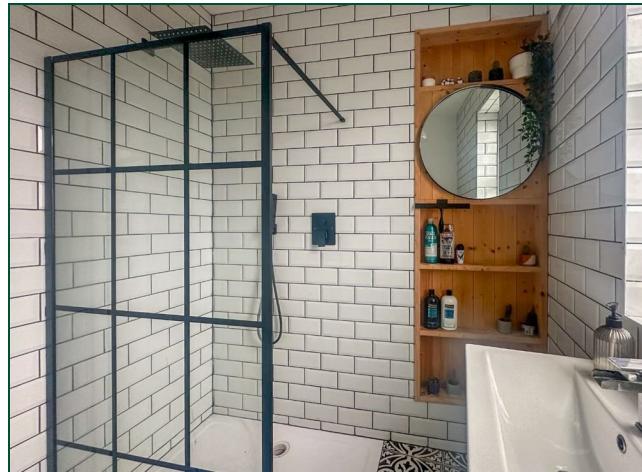
Queens Park  
NN2 6LA

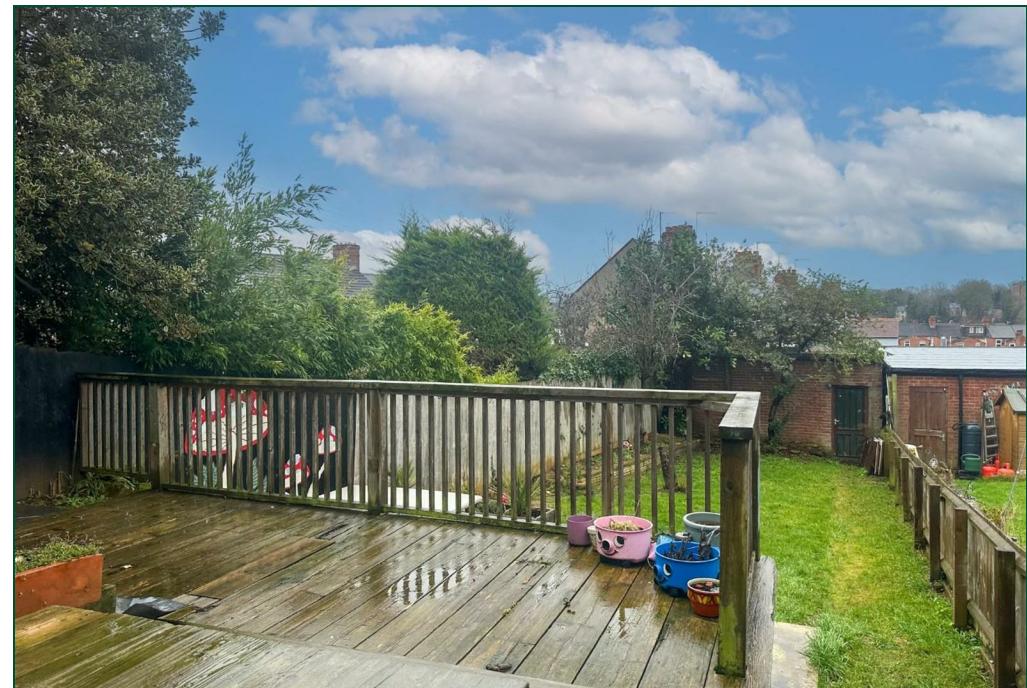
Price  
£260,000

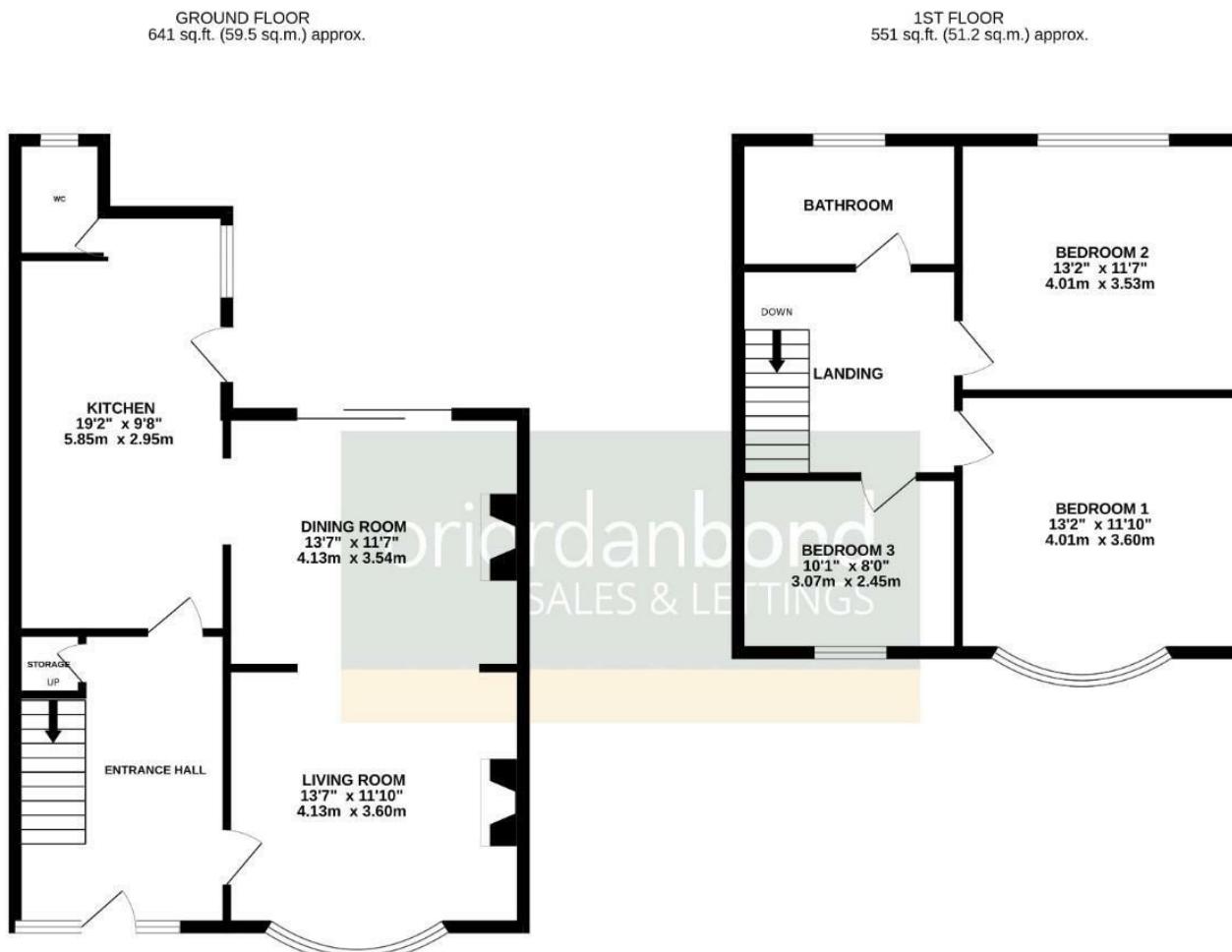
A well presented three bedroom double bay fronted terraced property located in the popular Queens Park area of Northampton. The property is within walking distance to schools, shops and a short drive to Northampton train station and town centre.

Accommodation comprises large entrance hall, open plan sitting/dining room with log burning stove, a modern kitchen with ample wall and base units and access to a cloakroom/WC. From the first floor landing is a modern fully tiled bathroom with large walk-in shower and three double bedrooms. Outside is an enclosed rear garden with patio area descending to laid to lawn area and access to a double garage to the rear. To the front of the property is a small low maintenance garden. Further benefits include uPVC double glazing and gas radiator heating. (B/1192/M)

- Three bedroom double bay fronted terraced home
- Open plan sitting/dining room
- Tiled bathroom with walk-in shower
- Gas radiator heating
- Enclosed rear garden
- Double garage







#### Additional information

- Council Tax Band: B
- Energy Efficiency Rating:

#### 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.

**O'Riordan Bond Kingsthorpe Sales  
01604 722007**

[kingsthorpe@oriordanbond.co.uk](mailto:kingsthorpe@oriordanbond.co.uk)

