



**Edinburgh Road**  
Queens Park, Northampton

**oriordanbond**  
SALES & LETTINGS





## Edinburgh Road

Queens Park  
NN2 6PH

Price  
£260,000

**An extended double bay fronted three bedroom Victorian terraced property situated within the popular area of Queens Park. The property has been improved and re-modelled by the current owners and provides good access to local schools and amenities.**

The accommodation comprises entrance hallway, bay fronted sitting room open to an extended kitchen/dining room with bi-folding doors to the garden and access to a utility and cloakroom/WC. The first floor provides three bedrooms and a family bathroom with shower over the bath. Outside is a good size garden to the rear laid mainly to lawn with patio seating area and decorative shrub borders. Further benefits include a new roof, uPVC double glazing done within the last four years and gas radiator heating. (B/916/M)

- Extended three bedroom Victorian terraced home
- Open plan ground floor accommodation
- Fitted three-piece family bathroom
- Gas radiator heating
- New roof
- Good size rear garden



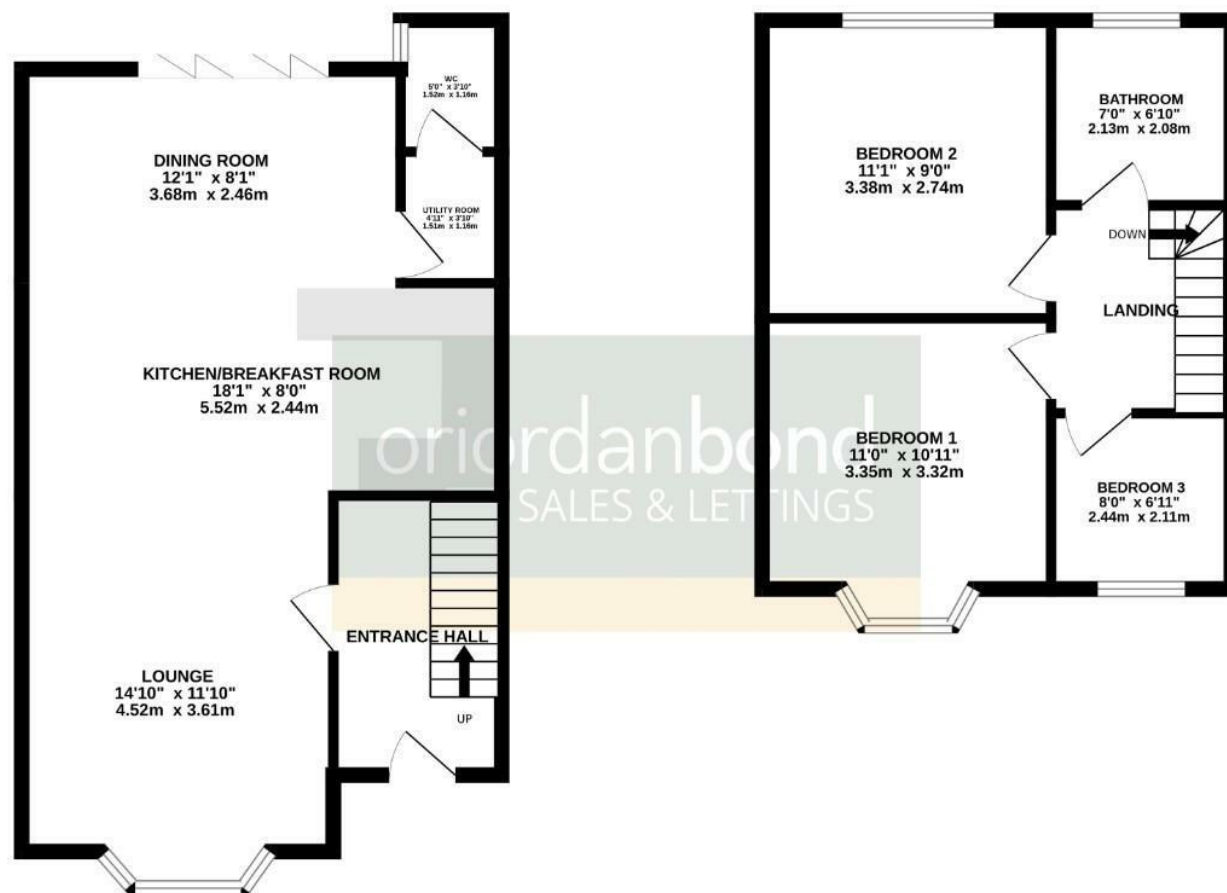






GROUND FLOOR  
530 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 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: B
- 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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