



**Cecil Road**

Queens Park, Northampton

**oriordanbond**  
SALES & LETTINGS





## Cecil Road

Queens Park

NN2 6PQ

PRICE £224,995

A well presented two bedroom bay fronted Victorian terraced property offered to the market with no onward chain. The property is located in popular Queens Park and is within walking distance to local schools, shops and Northampton train station.

Accommodation comprises entrance hall, open plan sitting/dining room, modern kitchen with utility room/WC and access to the cellar. From the first floor landing are two double bedrooms serviced by a large family shower room. Outside is an enclosed rear garden with patio area leading to lawn. To the front of the property is a small low maintenance garden. Further benefits include uPVC double glazing and gas radiator heating (B/944/M)

### Additional information

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

### Viewing

Viewing strictly by appointment – details below

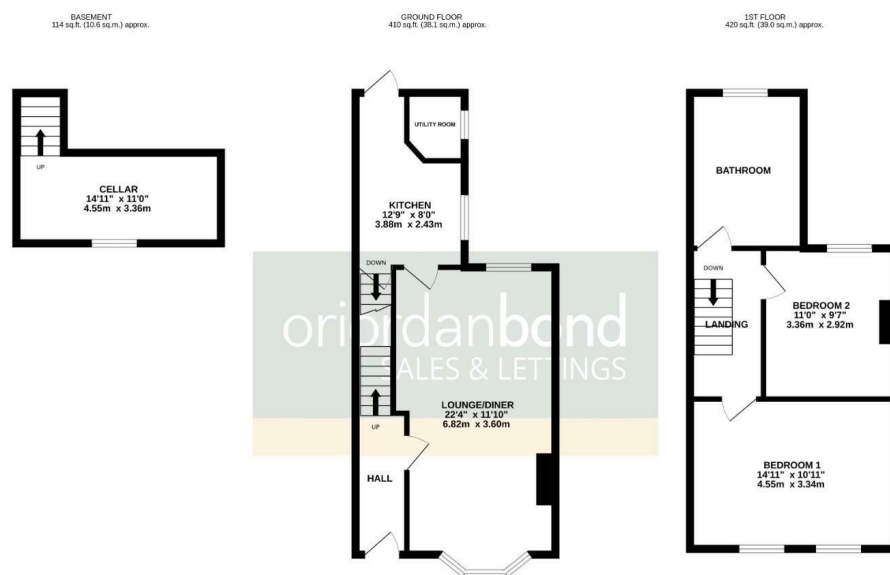
### Disclaimer

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

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TOTAL FLOOR AREA : 944 sq.ft. (87.7 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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