



**Balmoral Road**  
Queens Park, Northampton

**oriordanbond**  
SALES & LETTINGS



## Balmoral Road

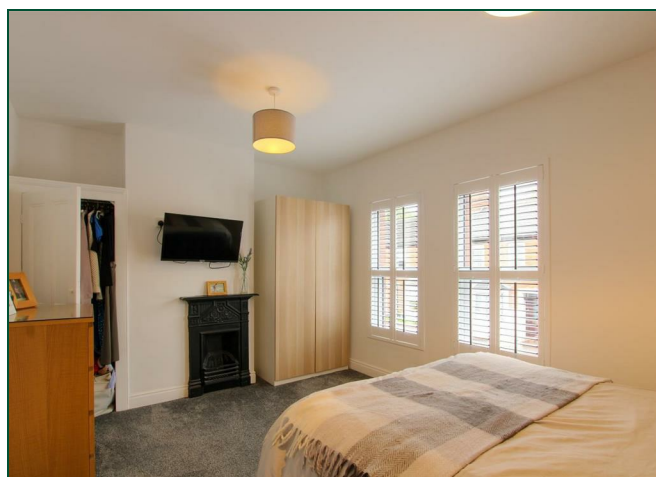
Queens Park  
NN2 6JZ

Price  
£260,000

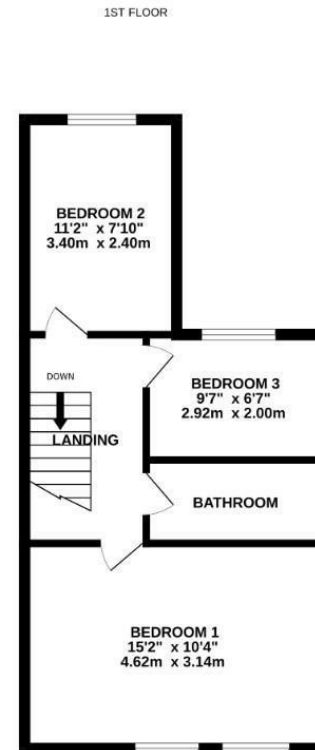
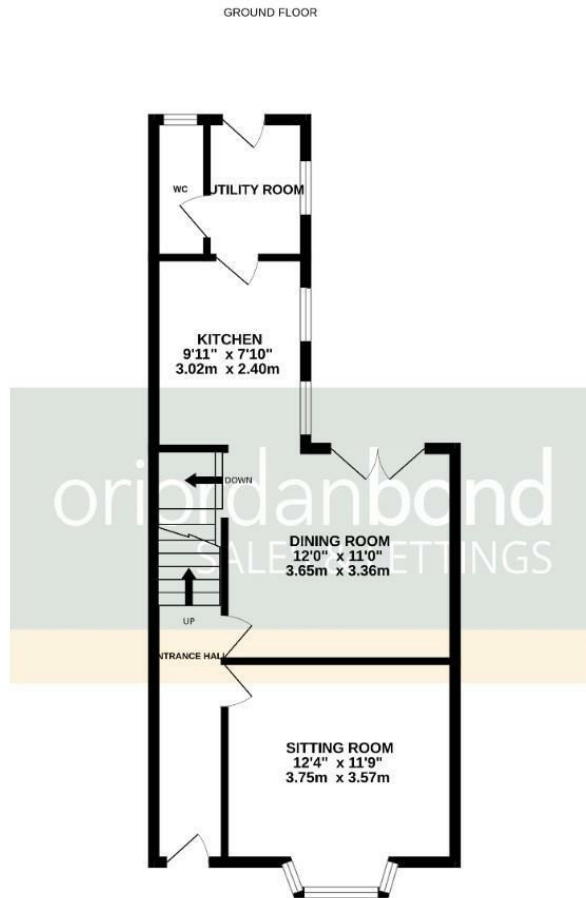
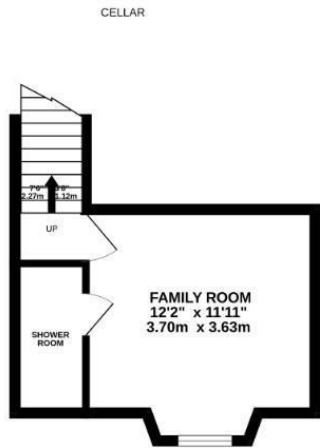
A well presented and improved three bedroom bay fronted family home located in the popular area of Queens Park. The property is situated within walking distance to local schools, shops, a public bus stop and a short drive to Northampton train station.

Accommodation comprises entrance hall, sitting room, separate dining room, kitchen, utility room and cloakroom/WC. From the first floor landing are three bedrooms and a modern three-piece family bathroom. There is a converted cellar making great space for a home office or family room with a second shower room. Outside is an enclosed rear garden with large decking area leading to laid to lawn. Further benefits include uPVC double glazing and gas radiator heating. (A/1088/M)

- Improved three bedroom terraced family home
- Two reception rooms
- Converted cellar with shower room
- Kitchen with utility room
- Gas radiator heating
- Enclosed rear garden







TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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: 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.

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