



**Academy Drive**  
Kingsthorpe, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR



1ST FLOOR

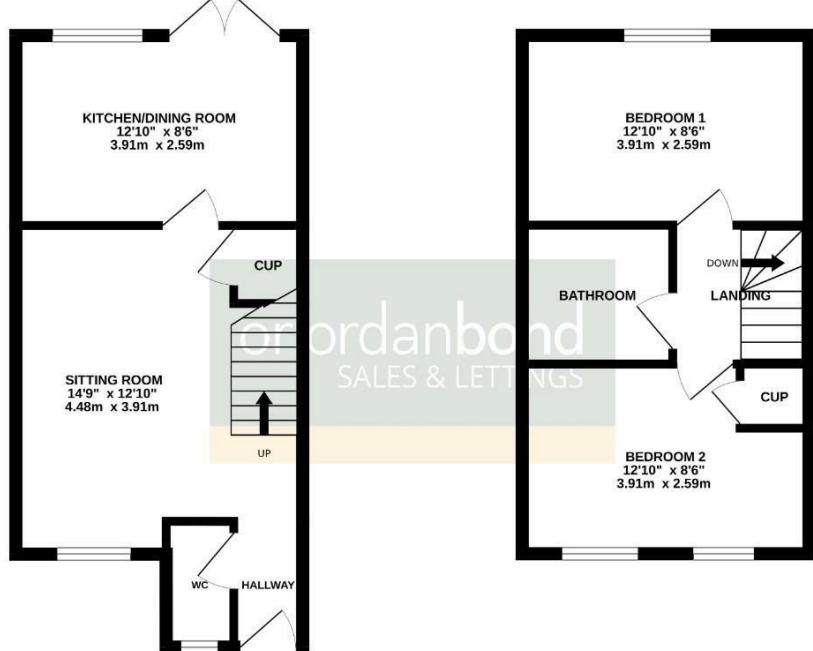


## Academy Drive

Kingsthorpe

NN2 7AY

PRICE £240,000



TOTAL FLOOR AREA: 621 sq ft. (57.7 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. Measurements are taken from the centre of walls. The floorplan is for illustrative purposes only and is not to scale. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Model: 00000000000000000000000000000000

**A modern two bedroom terraced family home, built by Messrs Persimmon Homes, located in the popular Scholars Green Development in Kingsthorpe.**

The property is within walking distance to local schools, shops and a short distance to Northampton train station. The accommodation comprises entrance hall, cloakroom/WC, sitting room with under stairs storage cupboard and an open plan kitchen/dining room with integrated appliances and French doors to the rear garden. From the first floor landing are two double bedrooms serviced by a three-piece family bathroom. Outside is a rear garden with laid lawn and side access., to the front of the property is a small low maintenance garden and off road parking for two vehicles. Further benefits include uPVC double glazing and gas radiator heating. (B/621/M)

- \* TENURE - Freehold
- \* COUNCIL TAX BAND - B

### 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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