



# Balmoral Road

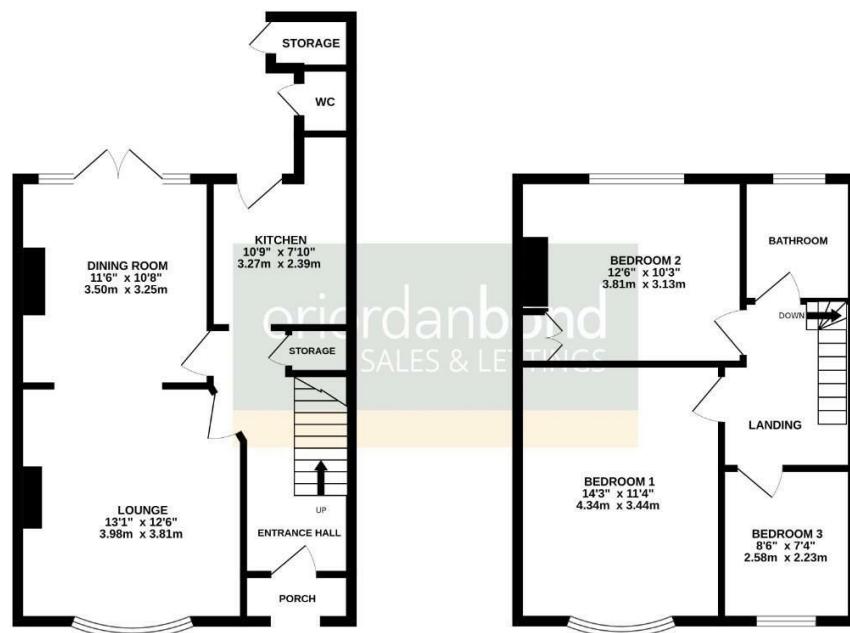
Queens Park, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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## Balmoral Road

Queens Park

NN2 6LA

PRICE £260,000

A well presented double bay fronted mid terraced family home, located in the popular area of Queens Park in Northampton. The property is within walking distance to local shops, Malcolm Arnold academy and a short drive to Northampton train station.

Accommodation comprises; entrance hall, separate kitchen with rear access, a bright and spacious lounge/diner with feature fire places and French doors over looking the garden. From the first floor landing are three good size bedrooms serviced by a three piece family bathroom, there is also loft access. Outside is a large garden with patio area leading down to a double garage accessed via a secure service road, there is also two further out buildings and a low maintenance front garden. Further benefits include uPVC double glazing and gas radiator heating (B/932/L)

- \* Tenure - Freehold
- \* Council tax band - B

### Additional information

- Council Tax Band:
- 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

01604 722007

kingsthorpe@oriordanbond.co.uk

