



**207 Eastern Avenue North**  
Kingsthorpe, Northampton

**oriordanbond**  
SALES & LETTINGS



## 207 Eastern Avenue North

Kingsthorpe  
NN2 7RU

PRICE £225,000

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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 fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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A well presented and improved two bedroom terraced property, located in this popular part of Kingsthorpe, within walking distance of local schools, shops and a bus stop.

Accommodation comprises entrance hall, sitting room with open fire and a re-fitted kitchen/dining room with access to the rear garden. On the first floor are two double bedrooms and a fully tiled family bathroom. Outside to the rear is a private garden with patio area leading to laid lawn and side access. To the front of the property is a low maintenance garden with driveway providing off road parking. Further benefits include gas radiator heating and partial double glazing. (B/704M)

### 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  
01604 722007

[kingsthorpe@oriordanbond.co.uk](mailto:kingsthorpe@oriordanbond.co.uk)

