



# Monarch Road

Kingsthorpe Hollow, Northampton

**oriordanbond**  
SALES & LETTINGS



## Monarch Road

Kingsthorpe Hollow  
NN2 6EH

PRICE £220,000

**A fully refurbished two bedroom terraced property, situated within the sought after area of Kingsthorpe Hollow, close to local amenities and the train station.**

Offered with no onward chain, the accommodation comprises entrance hall and generous sitting/dining room leading to a re-fitted kitchen. The first floor offers two well proportioned bedrooms and a re-fitted family bathroom. Outside is a private garden to the rear with a paved area and access to a path that leads to the front of the property. Further benefits include uPVC double glazing and gas radiator heating. (A/592/M)

### Additional information

- Council Tax Band: A
- Energy Efficiency Rating:

### 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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GROUND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.

1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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