



**Ash Rise**  
Kingsthorpe, Northampton

**oriordanbond**  
SALES & LETTINGS

# Ash Rise

Kingsthorpe  
NN2 8SB

Guide Price  
£325,000

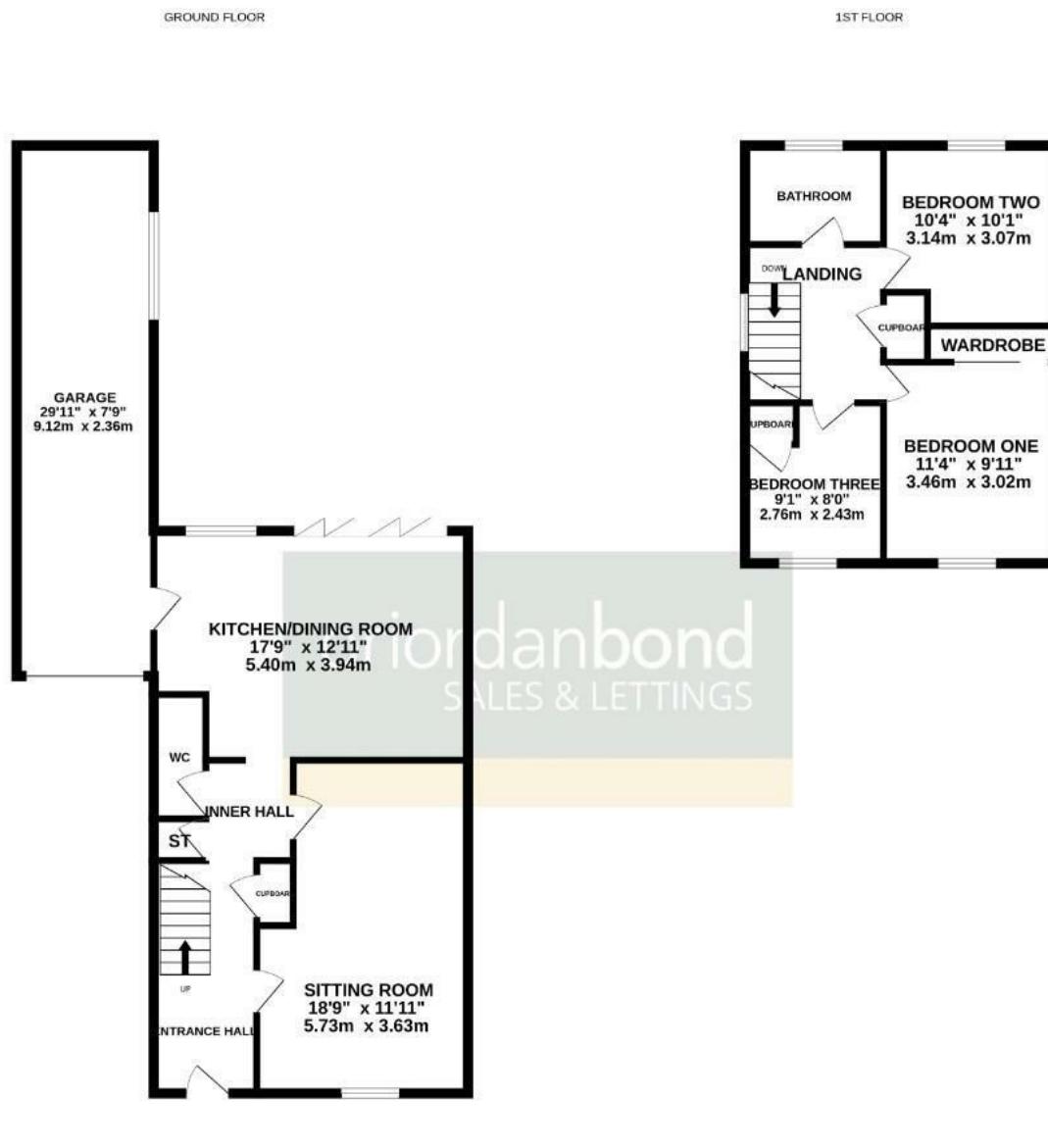
A well presented three bedroom detached property located in this desirable area of Kingsthorpe. The property is situated close by to local amenities and schools.

Accommodation comprises entrance hall, cloakroom/WWC, storage cupboard, large sitting room and 18' wide open plan kitchen/dining room with bi-fold doors accessing the rear garden. From the first floor landing are three generous size bedrooms, an airing cupboard and family shower room. Outside, to the rear of the property is a beautifully kept garden with patio area leading to artificial lawn and courtesy access to the garage. To the front of the property is a block paved driveway for at least two vehicles leading to a 29' long tandem length garage. Further benefits include uPVC double glazing and gas radiator heating. (A/979/M)

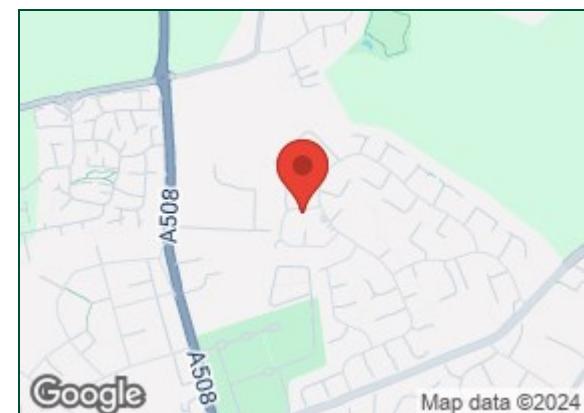
- Well presented three bedroom detached property
- 18' wide open plan kitchen/dining room
- Large sitting room
- Gas radiator heating
- Landscaped rear garden
- Driveway and tandem length garage







SQ FTG EXCLUDES THE GARAGE  
TOTAL FLOOR AREA: 979sq ft (91.0 sq m) approx.  
While 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: C
- 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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