

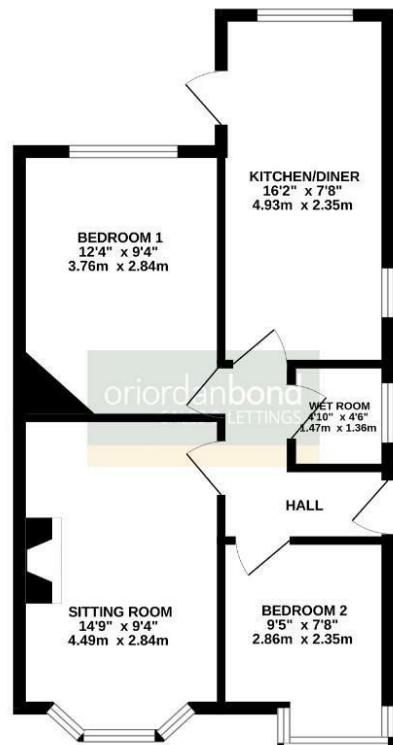


**Reedway**  
Spinney Hill, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 619 sq.ft. (57.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Reedway

Spinney Hill  
NN3 6BT

GUIDE PRICE £200,000

This extended two bedroom semi-detached bungalow is situated in this quiet location, within sought after Spinney Hill, offered for sale with no onward chain.

The accommodation comprises entrance hall, sitting room, extended kitchen/dining room, two bedrooms and a wet room. Outside is an enclosed front garden with gated secure side access leading to a low maintenance rear garden. Further benefits includes uPVC double glazing and a gas radiator heating system with serviced combination boiler. (B/619/M)

### 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.

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