



**Woodcote Avenue**  
Parklands, Northampton

**oriordanbond**  
SALES & LETTINGS



## Woodcote Avenue

Parklands

NN3 6DU

GUIDE PRICE £265,000

A nicely presented three bedroom semi-detached property, situated within this sought after position within Parklands, close to local amenities and Northampton School for Girls.

Offered for sale with no onward chain, the accommodation comprises entrance hall, sitting room, re-fitted kitchen with integrated cooking appliances, double bedroom and a re-fitted bathroom to the ground floor. The first floor offers two further double bedrooms and a cloakroom/WC. Outside is a block paved driveway to the front and side providing ample off road parking for several cars and a large landscaped rear garden with private patio area and detached garage converted into a home office. Further benefits include uPVC double glazing, gas radiator heating with brand new boiler and new floor coverings. (A/922/L)

### 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.

O'Riordan Bond Parklands Sales

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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 922 sq.ft. (85.7 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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