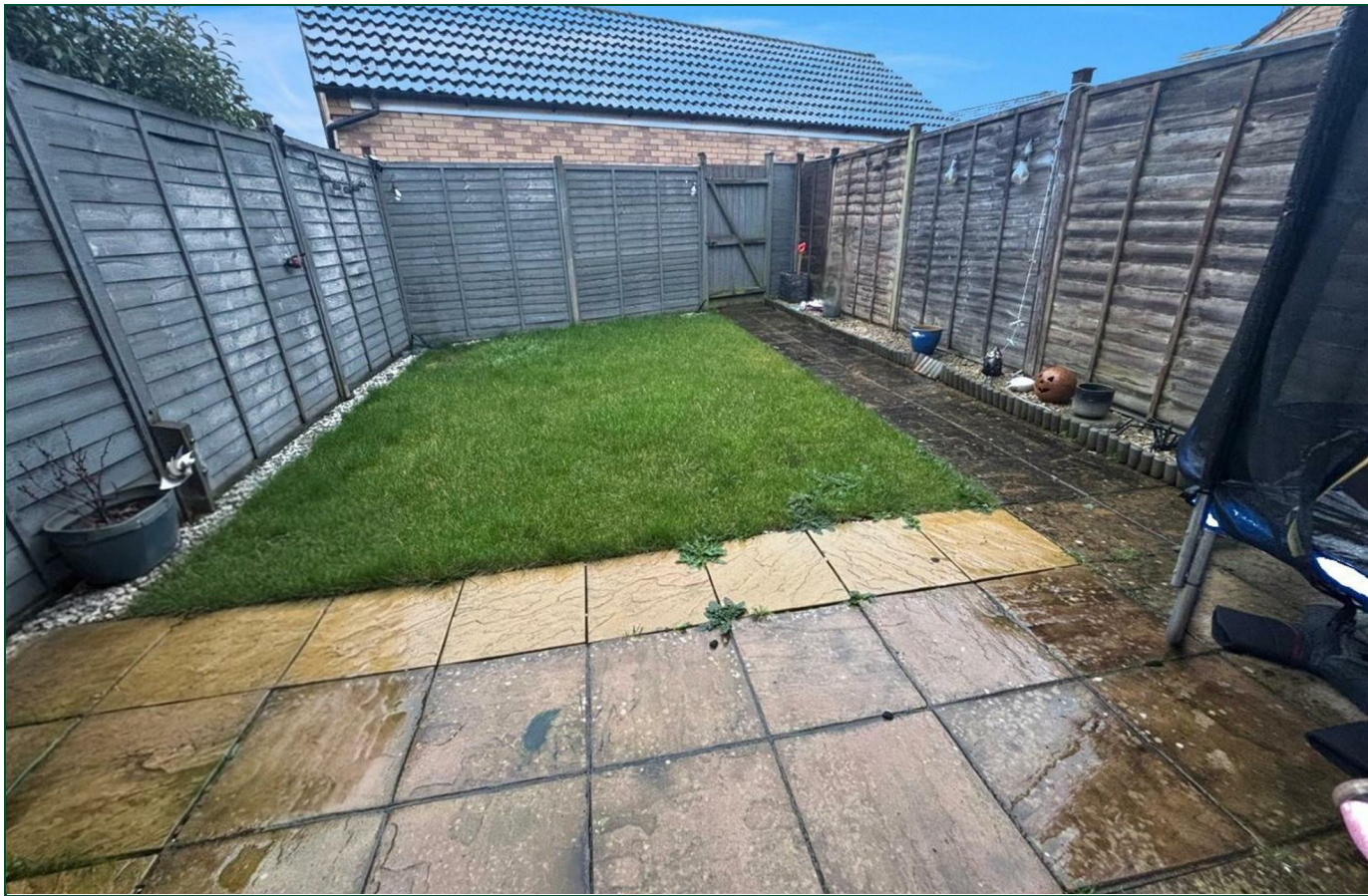




# Howards Way

Moulton, Northampton

oriordanbond  
SALES & LETTINGS



## Howards Way

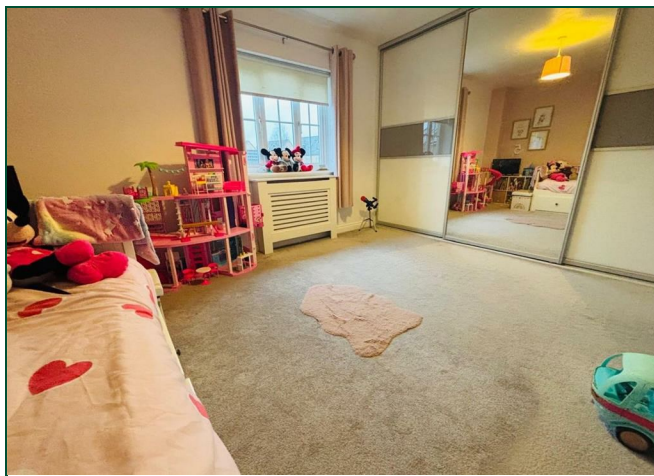
Moulton  
NN3 6RL

Price  
£274,950

**A rarely available three bedroom town home situated within the sought after Moulton location. The property is offered for sale in good condition throughout and provides access to commuter links and good local schooling.**

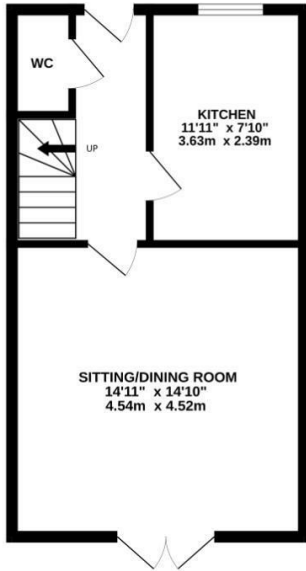
Accommodation over three floors comprises entrance hall, cloakroom/WC, spacious sitting room with panelled feature wall and French doors to garden and a kitchen/breakfast room with integrated cooking appliances. To the first floor are two double bedrooms and a family bathroom. The second floor provides a large master bedroom with en-suite shower room, built-in wardrobes, dressing area and study area from the landing. Outside is a low maintenance front garden, a private garden to the rear with lawn and patio area for entertaining and secure rear access leading to off road parking and garage. Further benefits include gas radiator heating with serviced combination boiler and uPVC double glazing. (A/1050/M)

- Rarely available three bedroom town house
- En-suite to master bedroom
- Kitchen/breakfast room
- Gas radiator heating
- Private rear garden
- Off road parking and garage

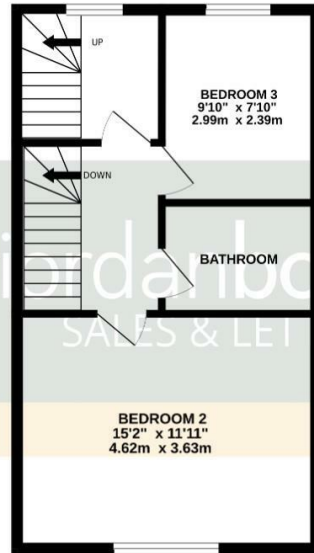




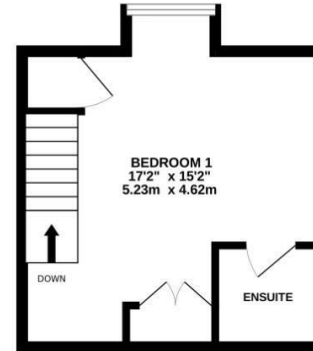
GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR  
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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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#### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: C

#### 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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