



**Woodcote Avenue**  
Parklands, Northampton

**oriordanbond**  
SALES & LETTINGS



# Woodcote Avenue

Parklands  
NN3 6DU

Guide Price  
£360,000

O'Riordan Bond is pleased to offer for sale this spacious and very well presented three bedroom detached bungalow, situated in a popular location within Parklands, close to lots of local amenities and good schooling.

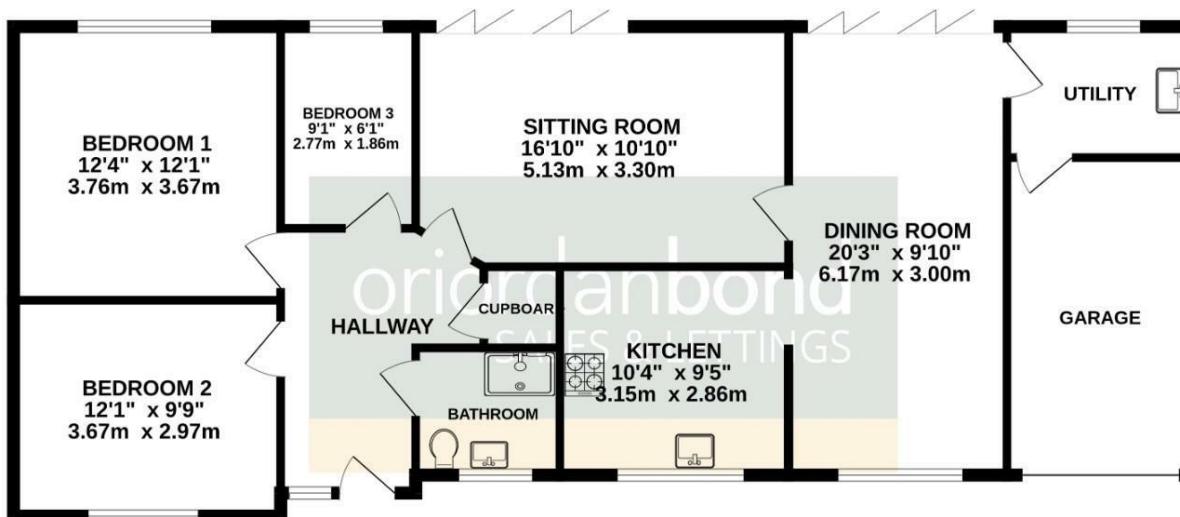
The property sits on a corner plot and has accommodation comprising entrance hall, sitting room with newly installed bi-fold doors to the garden and French doors to a large dining room with vaulted ceiling and newly installed bi-fold doors to the garden, fitted kitchen with built-in cooking appliances, separate utility, three bedrooms and a shower room. Outside is a large block paved driveway to the front providing off road parking for several vehicles leading to a garage with remote control shutter door. At the rear of the property is a private walled garden with lawn, vegetable plot, large decked patio area, newly laid paved patio with covered entertaining area and secure side access at both ends of the property. Further benefits include gas radiator heating with serviced combination boiler and uPVC double glazing. (A/983/M)

- Spacious three bedroom detached bungalow
- Two reception rooms
- Fitted kitchen
- Gas radiator heating
- Private walled rear garden
- Ample off road parking and garage with remote shutter door





**GROUND FLOOR**  
983 sq.ft. (91.3 sq.m.) approx.



SQ FTG DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA: 983 sq.ft. (91.3 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: D
- 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.

**O'Riordan Bond Parklands Sales**

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