



**Goodwood Avenue**  
Parklands, Northampton

**oriordanbond**  
SALES & LETTINGS





## Goodwood Avenue

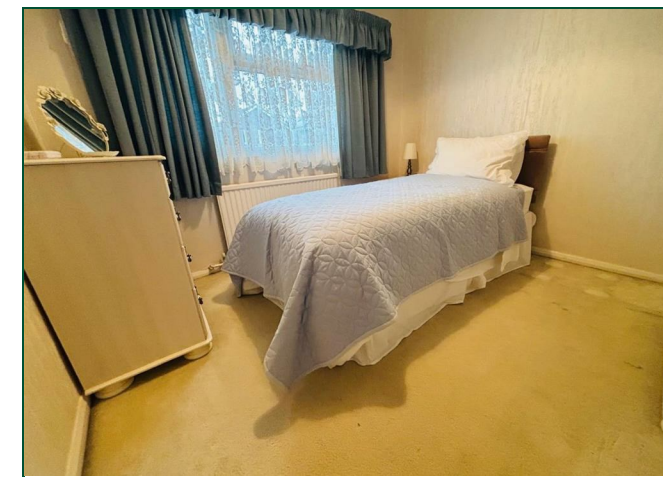
Parklands  
NN3 6ED

Guide Price  
£255,000

Offered for sale with no onward chain is this extended and nicely presented two bedroom semi-detached home (formerly three bedrooms), situated in this sought after position within Parklands, close to local amenities and Northampton School for Girls.

The accommodation comprises entrance hall, sitting room with bay window, fitted kitchen, dining room with French doors to garden and re-fitted bathroom suite to the ground floor. The first floor offers two double bedrooms with a large re-fitted en-suite shower room to the master bedroom. Outside is a front garden with block paved driveway providing off road parking for several cars leading to a detached garage, secure side access and a private rear garden with patio area for entertaining. Further benefits include uPVC double glazing and gas radiator heating with recently installed combination boiler. (A/888/M)

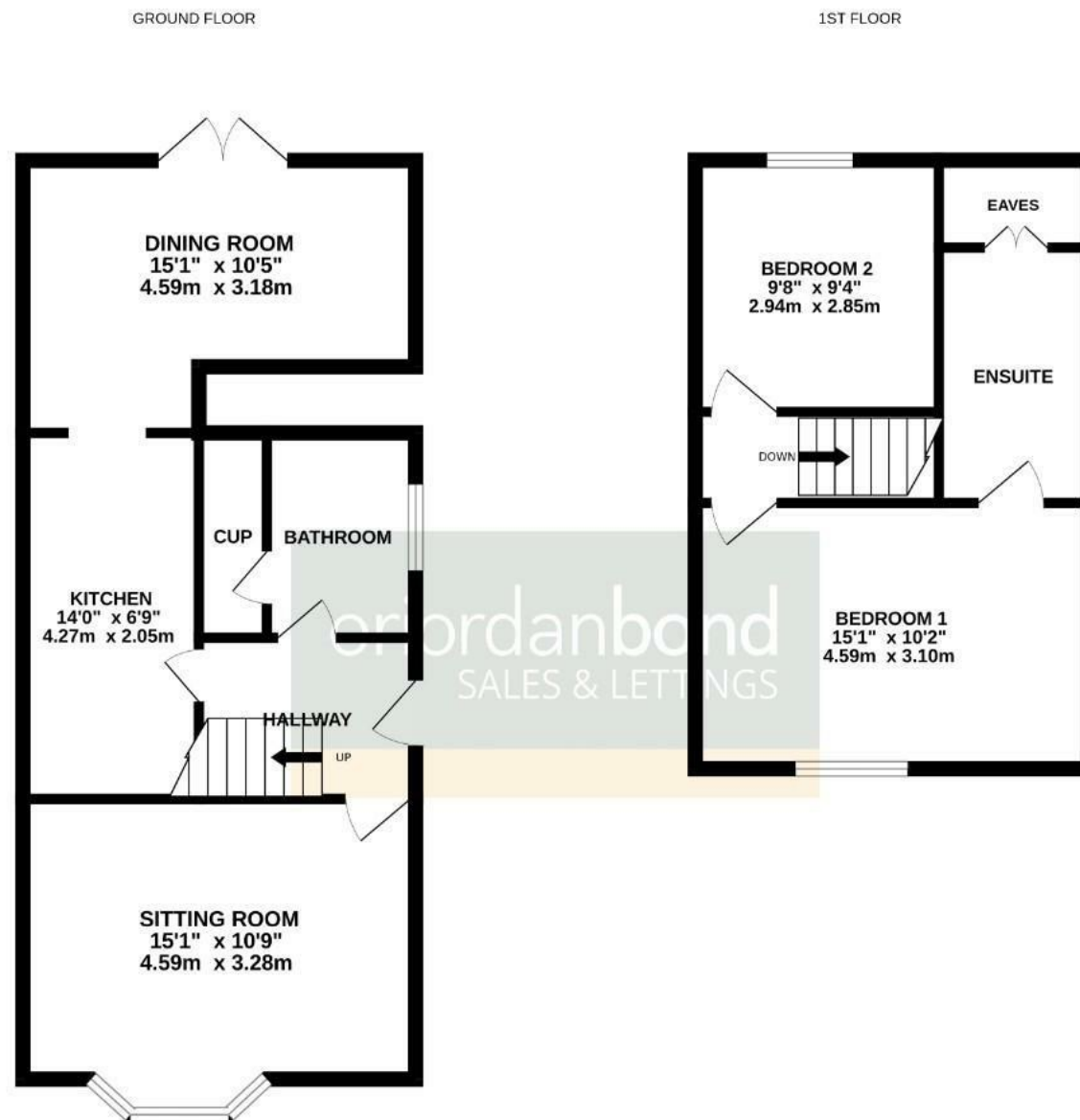
- Extended two bedroom semi-detachd home
- Re-fitted en-suite to master bedroom
- Two reception rooms
- Enclosed rear garden
- Ample off road parking and detached garage
- No onward chain











TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**O'Riordan Bond Parklands Sales**  
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