



# St Leonards Road

Far Cotton, Northampton

oriordanbond  
SALES & LETTINGS

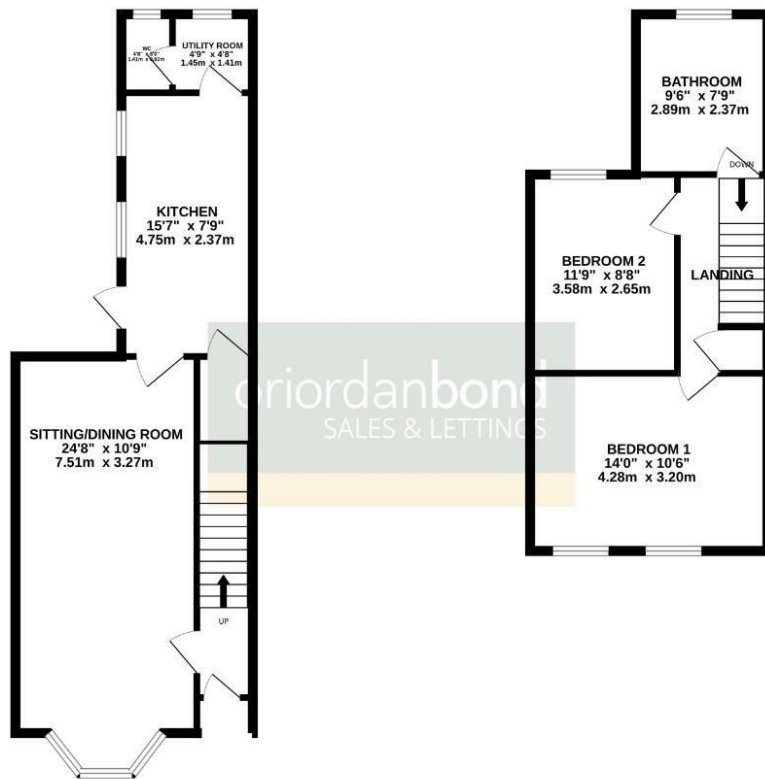




GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.5 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 misstatement. 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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## St Leonards Road

Far Cotton

NN4 8DW

OFFERS OVER £190,000

**Offered for sale with no chain is this newly refurbished two bed roomed bay fronted Victorian terraced property in the very popular Far Cotton, part of NN4.**

The accommodation comprises entrance hall with stairs to first floor, living/dining room with bay window to front, newly fitted modern kitchen with built in appliances, utility room and downstairs WC. On the first floor are two double bedrooms and large family bathroom. There is a front courtyard garden. The rear garden is mainly laid to lawn and artificial grass and enclosed by timber fence and brick wall. Further benefits include uPVC double glazing and gas central heating. (A/867/S)

### Additional information

- Council Tax Band: A
- Energy Efficiency Rating: E

### 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 Far Cotton Sales

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