



# Smiths Court

Northampton,

oriordanbond  
SALES & LETTINGS





# Smiths Court

Northampton  
NN4 8GH

PRICE £265,000

**This four bedroom, three storey town house situated only 0.2 miles from Northampton University is offered for sale in the very popular Southbridge, part of NN4.**

The accommodation comprises entrance hall with stairs to the first floor, cloakroom/WC and bedroom four. To the first floor is an 18' kitchen/breakfast room and a sitting room with dining area off. To the second floor are three bedrooms with an en-suite to the master and a separate family bathroom. Outside is a front lawn and a driveway leading to the integral garage. Further benefits include uPVC double glazing and gas central heating. This property would make an ideal first time buyer or investment purchase. (B/1307/-)

AGENTS NOTE - Service charge approximately £120 per quarter.

## Additional information

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

## Viewing

Viewing strictly by appointment – details below

## Disclaimer

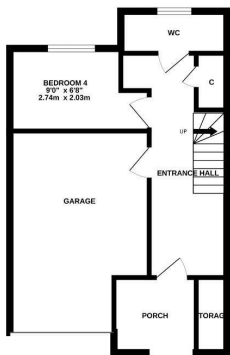
O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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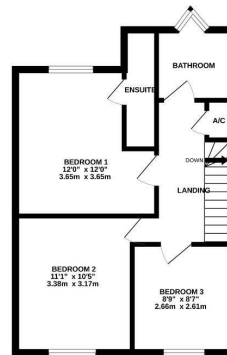
GROUND FLOOR  
466 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1307 sq.ft. (121.4 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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