



# The Briars

Briar Hill, Northampton

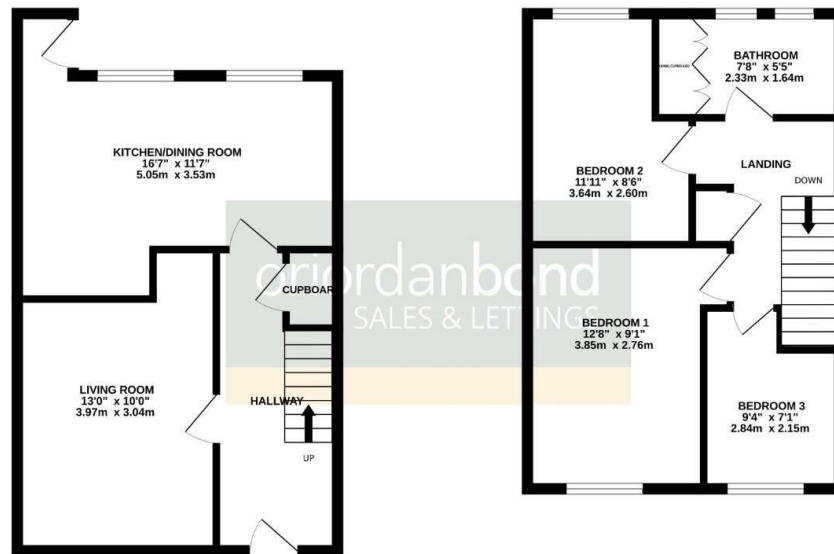
oriordanbond  
SALES & LETTINGS





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 840sq.ft. (78.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix C2020

## The Briars

Briar Hill

NN4 8SP

PRICE £189,995

This three bedroom terraced home is offered for sale in the very popular area of Briar Hill, part of NN4. Offered for sale with no onward chain, the property provides good access to local schools and amenities.

The accommodation comprises entrance hall with stairs to first floor, living room and kitchen/dining room on the ground floor. To the first floor are three bedrooms and a family bathroom. Outside, the front garden is laid to lawn with pathway to the front door. The rear garden is enclosed by timber fencing with gated rear access leading to the communal parking area. Further benefits include uPVC double glazing and gas radiator heating. (C/840/S)

### Additional information

- Council Tax Band: A
- 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 Far Cotton Sales

01604 706007

farcotton@oriordanbond.co.uk

