



**Euston Road**  
Far Cotton, Northampton

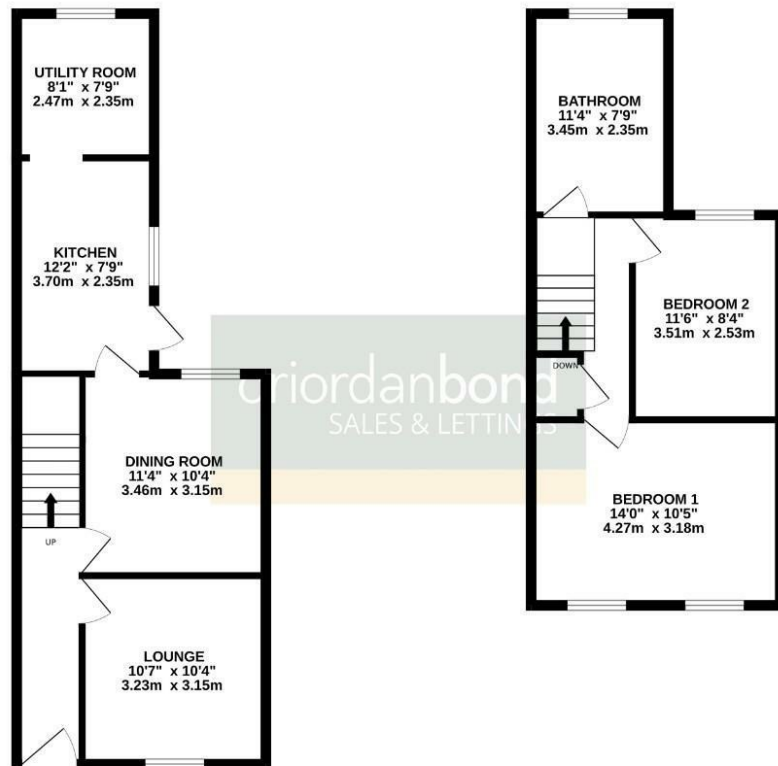
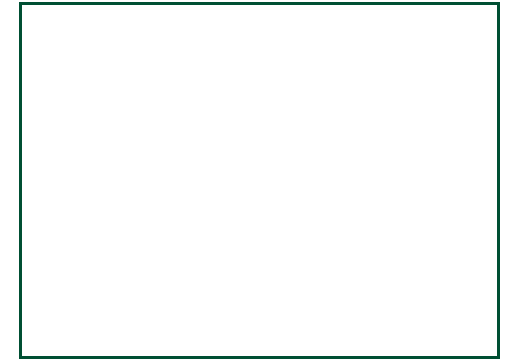
**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR  
515 sq. ft. (47.8 sq.m.) approx.



1ST FLOOR  
410 sq. ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 925sq.ft. (85.9 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 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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## Euston Road

Far Cotton

NN4 8DX

PRICE £180,000

Offered for sale with no onward chain is this two double bedroom Victorian terraced property, situated in the very popular area of Far Cotton. The property is close to local amenities and schools as well as good access to the town centre and train station.

The accommodation comprises entrance hall with stairs to first floor, sitting room, dining room with feature fireplace, fitted kitchen with built-in oven, hob and extractor over and door to garden, utility room, two first floor double bedrooms and a large family bathroom suite. Outside is an enclosed garden to the rear. Further benefits include uPVC double glazing and gas radiator heating. (C/925/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

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