



**Euston Road**  
Far Cotton, Northampton

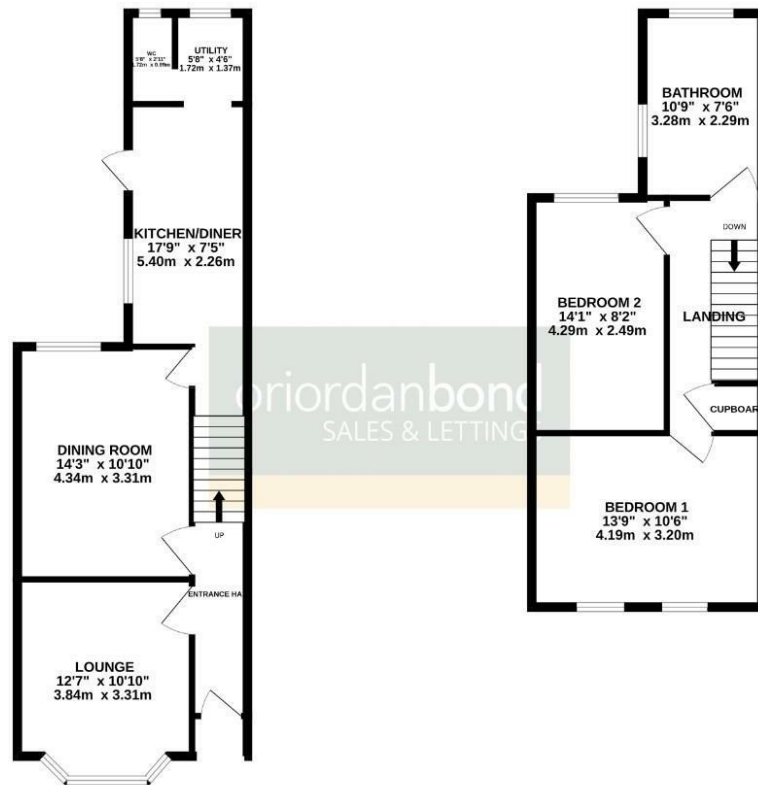
**oriordanbond**  
SALES & LETTINGS





GROUNDED FLOOR  
527 sq ft. (49.0 sq.m.) approx.

1ST FLOOR  
449 sq ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq ft. (90.7 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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## Euston Road

Far Cotton

NN4 8DT

PRICE £215,000

This two bedroom bay fronted Victorian terraced property is offered for sale in the very popular Far Cotton, part of NN4. The property provides good access to local amenities, the town centre and train station.

The accommodation comprises entrance hall with stairs to first floor, living room with bay window to front, dining room with open fireplace, kitchen/breakfast room with door to garden, utility room and WC. On the first floor are two double bedrooms and a large three-piece bathroom suite. Outside is a private rear garden laid to patio, enclosed by low brick wall and timber fence with gated rear pedestrian access. Further benefits include gas central heating and uPVC double glazing. (C/977/S)

### Additional information

- Council Tax Band: A
- Energy Efficiency Rating:

### 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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