



# The Briars

Briar Hill, Northampton

oriordanbond  
SALES & LETTINGS



## The Briars

Briar Hill

NN4 8SP

PRICE £210,000

This well presented three bedroom terraced property is offered for sale in the very popular area of Briar Hill, part of NN4. The property is in walking distance to Briar Hill Primary School.

The accommodation comprises entrance hall with stairs to first floor, living room and a modern fitted kitchen/dining room with built-in appliances and door to garden. On the first floor are three well proportioned bedrooms and a family bathroom suite. Outside is a lawned front garden with pathway leading to the front door and enclosed by hedgerow and picket fence. The low maintenance rear garden has a patio area with the remainder laid to gravel with seating area and pathway to rear pedestrian gate leading to the communal parking area. Further benefits include uPVC double glazing and gas radiator heating. (B/840/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.

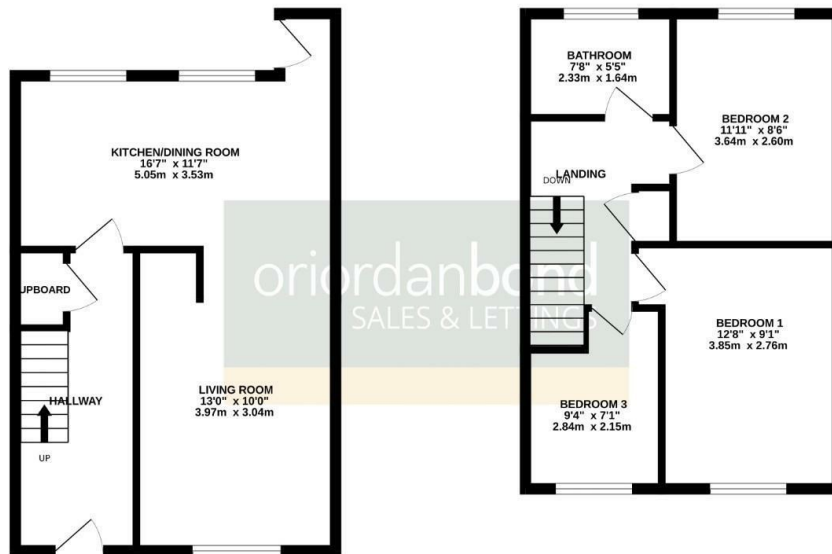
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GROUND FLOOR

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.

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