



**London Road**  
Delapre, Northampton

**oriordanbond**  
SALES & LETTINGS



## London Road

Delapre  
NN4 8AU

Price  
£300,000

This well presented extended mature double bay fronted three bedroom semi-detached home is offered for sale in the very popular area of Delapre, part of NN4. The property provides good access to local amenities and schools as well as the town centre and train station.

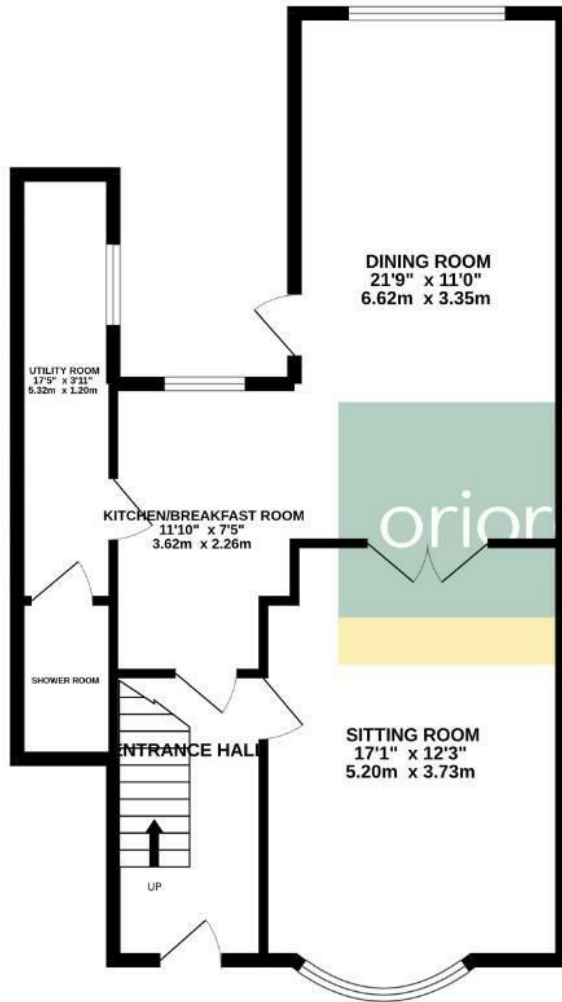
The accommodation comprises entrance hall, sitting room with feature wood burning stove, re-fitted kitchen/breakfast room with integrated appliances and open to an extended dining room, a 17' utility room and a ground floor shower room. The first floor provides three bedrooms and a refitted bathroom. Outside are front and rear gardens and a garage to the rear. Further benefits include gas radiator heating and uPVC double glazing. (B/1050/M)

- Extended three bedroom semi-detached home
- Two reception rooms
- Re-fitted kitchen
- Separate shower room and re-fitted bathroom
- Enclosed rear garden
- Partially converted garage

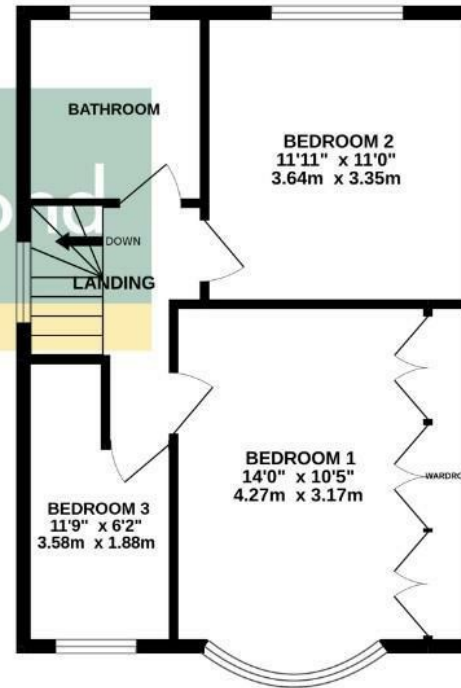




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1050sq.ft. (97.5 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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### Additional information

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

### 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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