



# East Rising

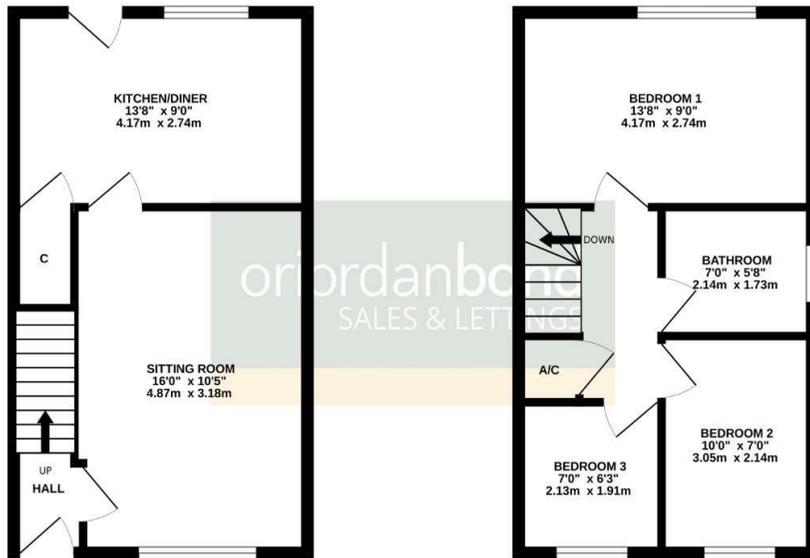
East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS



GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.

1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 682 sq.ft. (63.4 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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## East Rising

East Hunsbury  
NN4 0TP

PRICE £260,000

A three bedroom semi-detached family home, situated in a cul-de-sac, within the popular area of East Hunsbury. The property offers accommodation over two floors.

A three bedroom semi-detached family home, situated in a cul-de-sac, within the popular area of East Hunsbury. The property offers accommodation over two floors comprising entrance hall with stairs to the first floor, a door to a generous 16' sitting room and a further door leading to a kitchen/dining room. To the first floor is access to the loft space, an airing cupboard, three bedrooms and a modern family bathroom. Outside, to the front of the property is a block paved/tarmac driveway for several cars leading to a tandem length garage. The rear garden is westerly facing and laid mainly to lawn, has a patio seating area and timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating. (C/682/M)

### Additional information

- Council Tax Band: C
- 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.

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