



**Emperor Crescent**  
Pineham Village, Northampton

**oriordanbond**  
SALES & LETTINGS

# Emperor Crescent

Pineham Village  
NN4 9FA

Price  
£299,995

Offered to the market with no onward chain is this well presented three bedroom detached family home situated in the popular area of Pineham Village. This property offers accommodation over two floors.

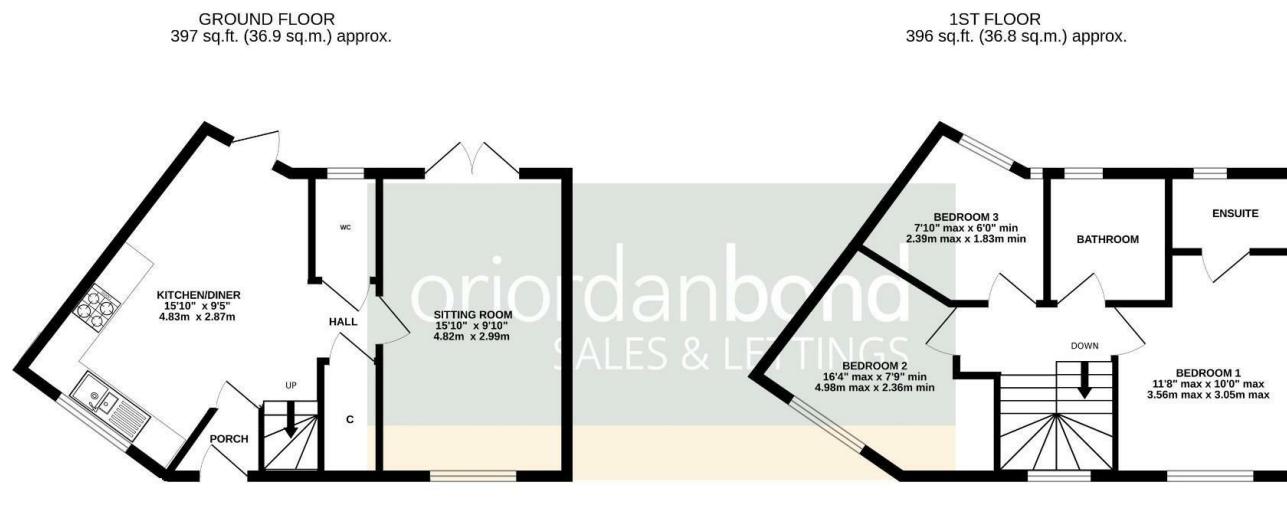
Entrance porch with a door to an open hallway with stairs to the first floor, a cloakroom/WC, a 15' sitting room with, patio doors to the rear garden and a wonderful kitchen/dining room with integrated appliances. To the first floor is a light and airy landing with access to the loft space, doors to three ample bedrooms with an en-suite to the main bedroom and a separate family bathroom. Outside, the property sits on a corner plot with lawned gardens to the front, a pathway to the house and a driveway to the side for two cars. The rear garden is southerly facing and landscaped with a paved patio, lawn, planted shrubs, a timber shed and timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating. (A/793/S)

AGENTS NOTE - A service charge applies on the estate, charged at £118.58 per annum.

- Three bedroom detached home
- En-suite to master bedroom
- Kitchen/dining room
- Gas radiator heating
- South facing landscaped rear garden
- Off road parking







**TOTAL FLOOR AREA : 793 sq.ft. (73.7 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 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: D
- Energy Efficiency Rating: B

#### 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 Hunsbury Sales**  
01604 706007

[hunsbury@oriordanbond.co.uk](mailto:hunsbury@oriordanbond.co.uk)

