



# Granary Road

East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS



# Granary Road

East Hunsbury

NN4 0XB

PRICE £215,000

Offered to the market with no onward chain is this modern two bedroom semi-detached home, situated in a cul-de-sac, within the popular area of East Hunsbury.

The accommodation comprises entrance hall with stairs leading to the first floor, a door to a spacious sitting room with a storage cupboard and further door to a kitchen/dining room fitted with a range of wall and base units, integrated oven, hob and extractor, space for a dining table and patio doors to the rear garden. To the first floor is access to the loft space, doors to two ample bedrooms with fitted wardrobes and a storage cupboard to the main bedroom and a separate bathroom with mixer/shower over the bath. Outside is a lawned front garden with hedgerow, a driveway to the side for two cars and a generous southerly facing rear garden which is mainly laid to lawn, has a patio seating area, timber shed and timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating. (C/579/M)

## Additional information

- Council Tax Band: B
- 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.

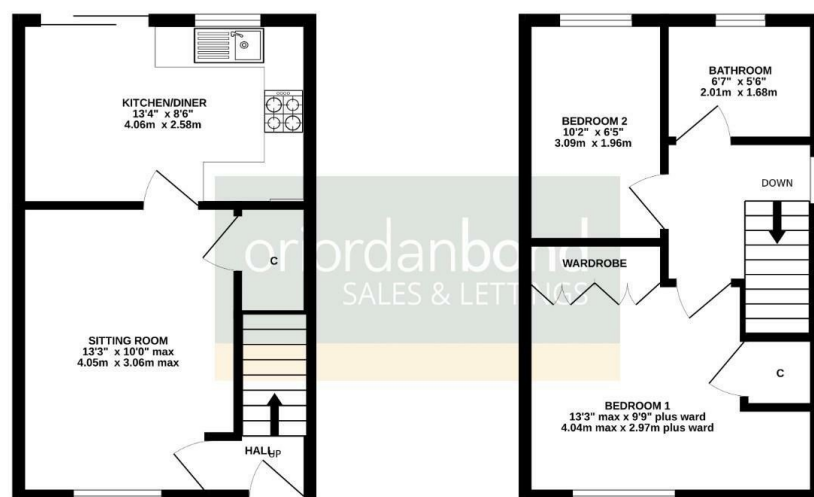
O'Riordan Bond Hunsbury Sales

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GROUND FLOOR  
290 sq.ft. (26.9 sq.m.) approx.

1ST FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 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 condition or efficiency can be given.

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