



# 30 Verdant Vale

East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS



# 30 Verdant Vale

East Hunsbury  
NN4 0SQ

OFFERS OVER  
£299,995

A beautifully presented three bedroom detached family home, situated in a cul-de-sac, within the popular area of East Hunsbury. This property has been tastefully modernised by the current owners and offers accommodation of circa 770 square feet.

Entrance hall, sitting room, modern fitted kitchen/dining room with fully fitted appliances and a large conservatory. To the first floor is access to the loft space, three bedrooms and a re-fitted family bathroom. Outside, to the front is a generous driveway for several cars leading to a detached single garage and to the rear is a well maintained garden with lawn, planted borders and gravel space. Further benefits include uPVC double glazing and gas radiator heating. (A/771/L)

### 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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GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.

1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 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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