



# Woodpecker Way

East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS





## Woodpecker Way

East Hunsbury

NN4 0QP

PRICE £219,995

A delightful two bedroom end terraced home, nestled at the end of a cul-de-sac, within the popular area of East Hunsbury, benefitting from no onward chain.

This property offers accommodation over two floors comprising entrance hall with a modern cloakroom/WC, a generous sitting room with stairs to the first floor and storage under, patio doors to the rear garden and a kitchen/dining room with integrated appliances and space for a dining table. To the first floor is access to the loft space, an airing cupboard, two ample bedrooms with a fitted wardrobe and a modern bathroom with shower over the bath. Outside, the property has gardens to the front and side, a south/westerly facing private rear garden with a paved patio leading to a lawn, planted borders and brick walling to enclose with gated side access. There is a numbered allocated parking space to the side and a single garage in a block at the rear. Further benefits include uPVC double glazing and gas radiator heating. (A/623/S)

### 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  
329 sq.ft. (30.5 sq.m.) approx.

1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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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