



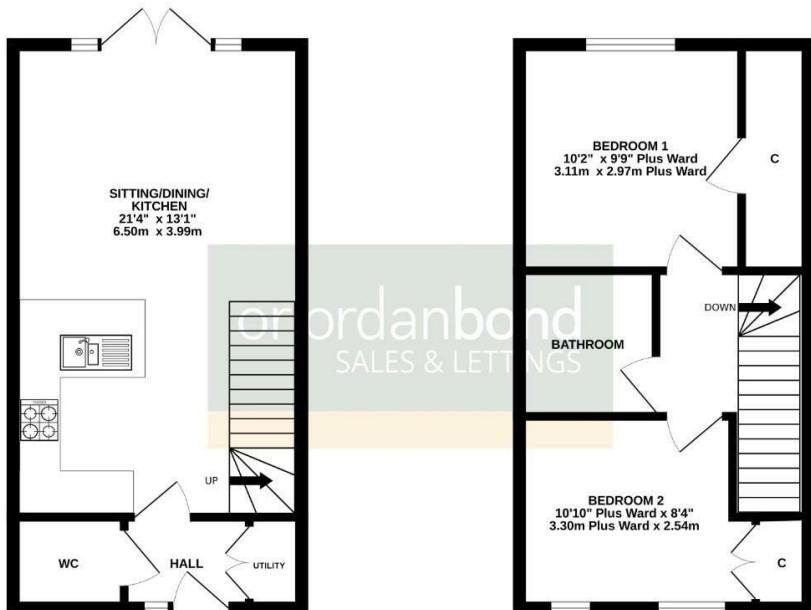
**Damselfly Road**  
Pineham Village, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR  
331 sq.ft. (30.8 sq.m.) approx.

1ST FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq ft. (61.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. These plans are for guidance only and should not 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.  
Measured with Memtop 02025.

## Damselfly Road

Pineham Village  
NN4 9ES

PRICE £239,995

A well presented two double bedroom family home, situated in the popular Pineham Village development, offering contemporary living accommodation over two floors.

Entrance hall with a cloakroom/WC and utility room off with a further door opening to a wonderful open plan sitting/dining room. The kitchen offers fully integrated appliances to include an oven, hob, extractor hood and fridge/freezer. There are also stairs to the first floor and patio doors to the rear garden. To the first floor are two double bedrooms with fitted wardrobes and a modern family bathroom. Outside is a small front garden and pathway. The rear garden is westerly facing and landscaped with a paved patio, lawn and timber fencing to enclose. The property also has double width driveway for two cars. Further benefits include uPVC double glazing and gas radiator heating. (A/663/S)

AGENTS NOTE: There is a service charge for the maintenance of the estate, please speak to the agent for details.

### Additional information

- Council Tax Band: B
- 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.

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