

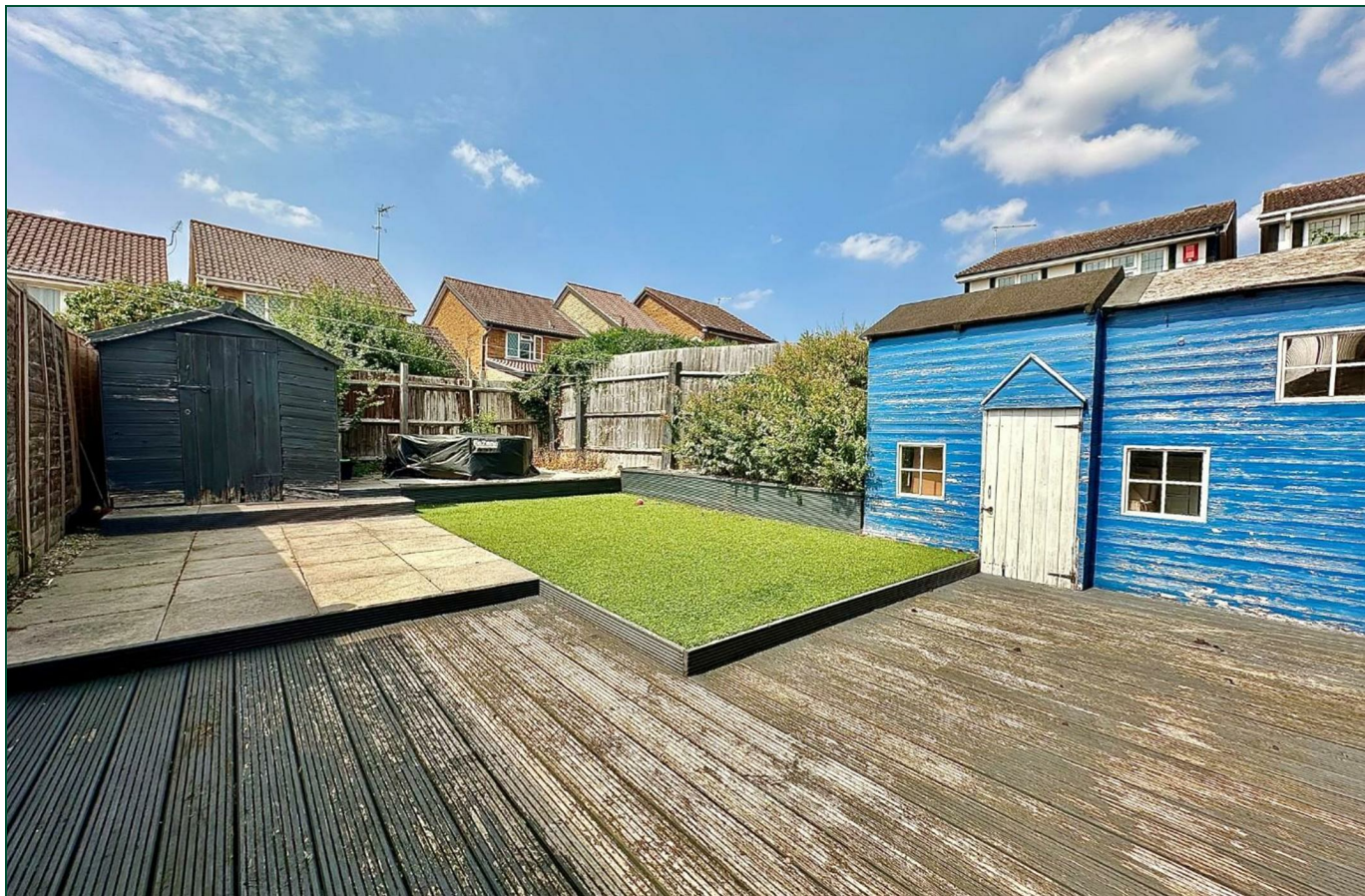


**Sandover**

East Hunsbury, Northampton

**oriordanbond**  
SALES & LETTINGS





# Sandover

East Hunsbury  
NN4 0TS

Price  
£260,000

A beautifully presented two bedroom semi-detached home, situated in a cul-de-sac, within the desirable area of East Hunsbury. This fabulous property has been modernised by the current owners and provides features to include a refitted kitchen with integrated appliances, a contemporary bathroom and an artificial lawn.

The accommodation comprises entrance hall with stairs to the first floor, a door leads to a generous sitting room with fitted window blinds and a door to a wonderful recently re-fitted kitchen with integrated appliances, space for a dining table and patio doors to the garden. To the first floor you will find a light and airy landing with access to the loft space, an airing cupboard, doors to two ample bedrooms and a modern re-fitted bathroom with a shower over the bath. Outside is a small lawned front garden, pathway to the house and a driveway to the side. The rear garden is a good size, westerly facing and landscaped with a timber deck leading to an artificial lawn, a paved patio seating area, timber shed and timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating. (A/591/M)

- Beautifully presented two bedroom semi-detached
- Recently re-fitted kitchen
- Modern re-fitted bathroom
- Gas radiator heating
- Good size westerly facing landscaped rear garden
- Off road parking

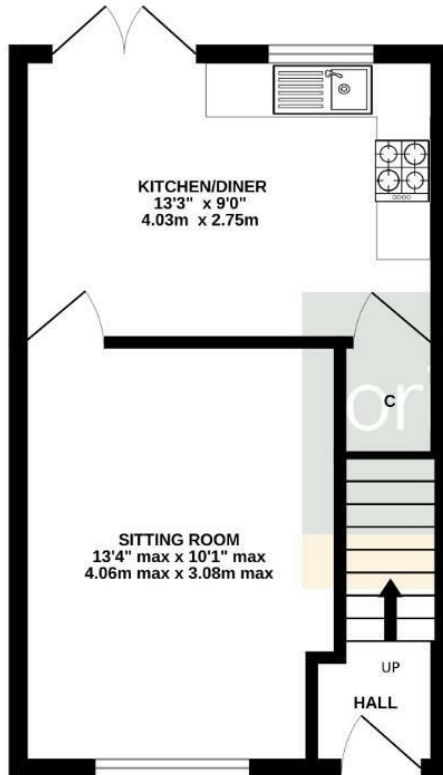




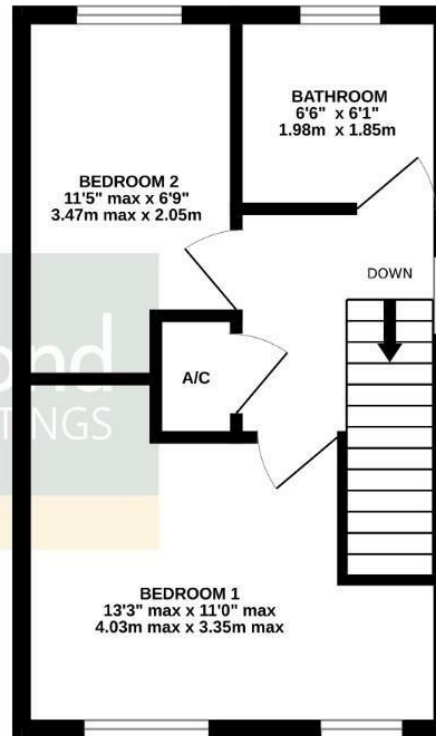




GROUND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR  
295 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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: 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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