



**East Rising**  
East Hunsbury, Northampton

**oriordanbond**  
SALES & LETTINGS



## East Rising

East Hunsbury  
NN4 0TP

PRICE £279,995

A modern three bedroom semi-detached property located within the heart of the popular East Hunsbury estate and close to local amenities and schools. The property has been modernised and updated throughout by the current vendors.

The accommodation comprises entrance hall, sitting room and re-fitted kitchen/dining room with built-in appliances and French doors to the rear garden. To the first floor is a master bedroom with built-in wardrobes, second double bedroom with fitted wardrobes, bedroom three and a re-fitted three-piece family bathroom. Outside is open plan frontage with a private enclosed garden to the rear with patio and artificial lawn. There is also a driveway to the rear providing off road parking for several cars. Further benefits include uPVC double glazing and gas radiator heating. (A/678/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.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 678 sq.ft. (63.0 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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