



**Woodhall Close**  
West Hunsbury, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



## Woodhall Close

West Hunsbury  
NN4 9UB

PRICE £325,000

Offered to the market with no onward chain is this well presented two double bedroom detached bungalow, nestled at the end of a cul-de-sac, within the desirable area of West Hunsbury. This property has been tastefully modernised by the current owners.

Accommodation comprises entrance hall via a double glazed door, cloaks cupboard and doors to all rooms. There is a contemporary re-fitted kitchen with integrated oven, hob and extractor, a cosy sitting room open to dining room and a inner hallway offering access to the loft space, doors to two ample double bedrooms and a wonderful re-fitted bathroom with a shower over the bath. Outside is a lawned front garden with driveway leading to a single garage. The rear garden is mainly laid to lawn, has a paved patio seating area, timber fencing to enclose and gated access to the driveway. Further benefits include uPVC double glazing and gas radiator heating with a refitted combination boiler. Internal viewing is highly recommended to be fully appreciated. (A/703/M)

### Additional information

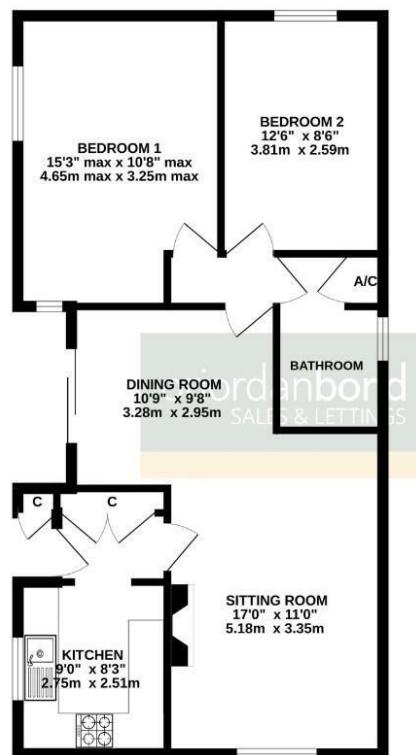
- Council Tax Band: C
- Energy Efficiency Rating: D

### 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.



TOTAL FLOOR AREA: 703 sq.ft. (65.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan included these 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 and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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O'Riordan Bond Hunsbury Sales  
01604 706007

[hunsbury@oriordanbond.co.uk](mailto:hunsbury@oriordanbond.co.uk)

