



# East Rising

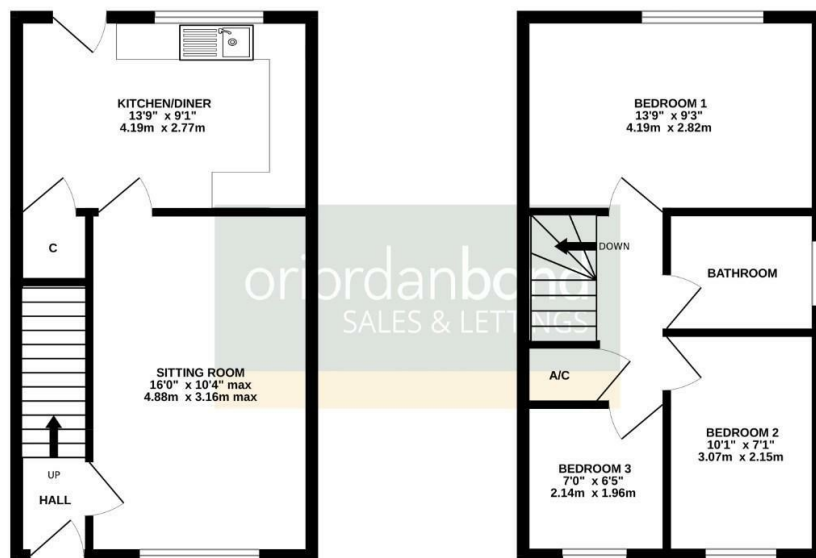
East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS



GROUND FLOOR  
345 sq.ft. (32.0 sq.m.) approx.

1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 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.  
Made with Metreplan C2025

## East Rising

East Hunsbury

NN4 0TP

PRICE £260,000

Offered to the market with no onward chain is this three bedroom semi-detached home, situated in a cul-de-sac, within the popular area of East Hunsbury, within close proximity to both Primary and Secondary Schools, local shops, parks and amenities as well as having good access to road links and public transport.

The accommodation comprises entrance hall with stairs leading to the first floor, a door to a spacious sitting room and a further door to a kitchen/dining room. To the first floor is access to the loft space, an airing cupboard, doors to three ample bedrooms and a modern bathroom. Outside, the property offers a driveway for two cars and a good size south facing rear garden with patio area, timber shed and timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating. (B/690/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.

O'Riordan Bond Hunsbury Sales

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