



# Swift Court

West Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS





## Swift Court

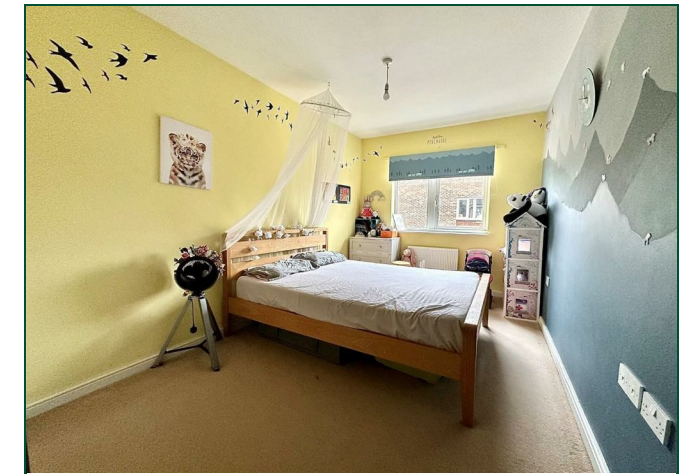
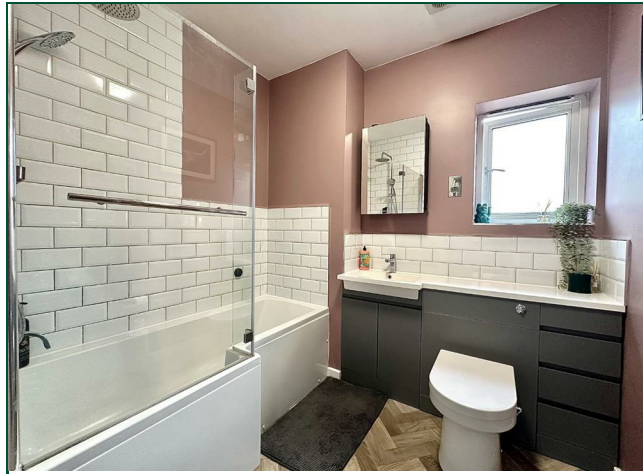
West Hunsbury  
NN4 9DH

Guide Price  
£320,000

**An immaculately presented three double bedroom detached family home, situated on a corner plot, offering over 1,000 square feet of accommodation over two floors.**

Entrance hall, a cloakroom/WC, 19' sitting room with dual aspect bay windows, a 19' kitchen/dining room with integrated oven, hob/extractor and a separate utility room off. To the first floor is a light and airy landing with access to the loft space, an airing cupboard, three generous double bedrooms and a contemporary, re-fitted bathroom with shower over the bath. Outside, to the front are low maintenance garden areas with a central pathway and a driveway for one car. To the rear is a corner plot south/easterly facing garden with a paved patio, lawn and timber fencing to enclose. There is also a further allocated parking space close to the property. Further benefits include double glazing and gas radiator heating. (A/1068/M)

- Immaculate three bedroom detached home
- 19' kitchen/dining room with utility room
- Re-fitted family bathroom
- Gas radiator heating
- Corner plot garden
- Off road parking









GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 1068 sq.ft. (99.3 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: D
- 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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