

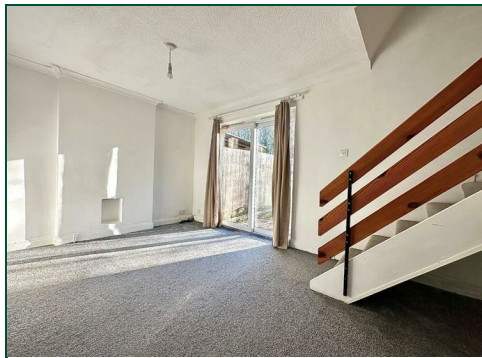


# Mallard Close

West Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS





## Mallard Close

West Hunsbury

NN4 9UR

PRICE £185,000

Offered to the market with no onward chain is this well presented two bedroom terraced home, situated in a cul-de-sac, within the popular area of West Hunsbury. This property offers accommodation over two floors.

Entrance hall via a traditional timber door, with a further door leading to a sitting/dining room with stairs leading to the first floor, patio doors to the rear garden and a modern open plan kitchen with integrated appliances. To the first floor is access to the loft space, doors to two bedrooms and a family bathroom. Outside is a lawned front garden and driveway for one car. The rear garden is southerly facing and private with a patio area leading to a lawn and enclosed by timber fencing. Further benefits include double glazing and gas radiator heating. (B/509/S)

### 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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GROUND FLOOR  
250 sq.ft. (23.2 sq.m.) approx.

1ST FLOOR  
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 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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