



# Woodpecker Way

East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS



## Woodpecker Way

East Hunsbury

NN4 0UP

PRICE £180,000

Offered to the market with no onward chain is this well presented one bedroom terraced home, situated in a cul-de-sac, within the popular area of East Hunsbury.

This property offers accommodation over two floors comprising entrance hall with a storage cupboard, a doorway to a modern fitted kitchen with integrated electric oven, gas hob and extractor hood, space for further white goods and a good size sitting/dining room adjacent with stairs to the first floor and patio doors to the rear garden. To the first floor is access to the loft space, an airing cupboard, a good size double bedroom with fitted wardrobes and a modern bathroom. Outside is a small gravelled front garden, storm porch and storage cupboard. The rear garden is south/westerly facing and mainly laid to lawn, has a patio seating area and timber fencing to enclose with gated access to a single allocated parking space. Further benefits include uPVC double glazing and gas radiator heating. (B/475/S)

### Additional information

- Council Tax Band: A
- 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.

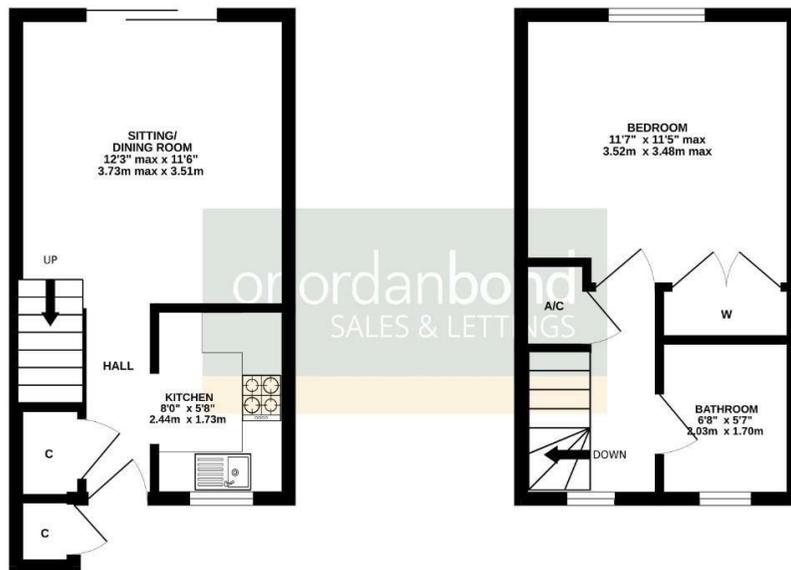
O'Riordan Bond Hunsbury Sales

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GROUND FLOOR  
241 sq.ft. (22.4 sq.m.) approx.

1ST FLOOR  
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA: 475 sq.ft. (44.1 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.  
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