



**2 Smiths Court**  
Southbridge, Northampton

oriordanbond



## 2 Smiths Court

Southbridge

Northampton NN4 8GH

PRICE £255,000

A four bedroom, three storey town house situated only 0.2 miles from Northampton University and offered for sale with no upward chain. Benefits to the property include uPVC double glazing and gas radiator heating.

Accommodation comprises entrance hall, cloakroom/WC, bedroom, first floor kitchen/breakfast room and sitting room with dining area off and three second floor bedrooms with en-suite to the master and a separate family bathroom. Outside is an enclosed rear garden and a driveway leading to an integral garage. (A/1307/S)

AGENTS NOTE - Service charge approximately £120 per quarter.

### Additional information

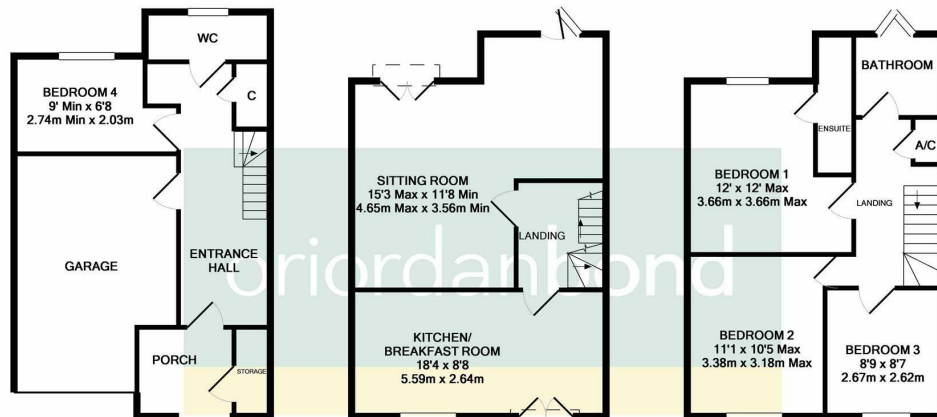
- Council Tax Band: D
- Energy Efficiency Rating: C

### 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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 446 SQ.FT.  
(41.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 431 SQ.FT.  
(40.0 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 431 SQ.FT.  
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1307 SQ.FT. (121.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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