



**11 Lauderdale Avenue**  
Sandringham, Gardens, Northampton

**oriordanbond**  
SALES & LETTINGS



## 11 Lauderdale Avenue

Sandringham, Gardens

NN4 8RJ

PRICE £219,995

Offered to the market with no onward chain is this modern two bedroom home, situated on a private driveway, within the popular area of Sandringham Gardens. This well presented property has accommodation over two floors.

Entrance porch, good size sitting room, kitchen/dining room with integrated oven, hob and extractor, spaces for white goods and space for a dining table, two bedrooms and a modern bathroom. Outside to the front is a lawned garden with pathway and driveway for several cars. The rear garden is well maintained and south facing with timber shed, timber fencing to enclose and gated rear access. Further benefits include uPVC double glazing and gas radiator heating. (A/597/M)

### Additional information

- Council Tax Band: B
- 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

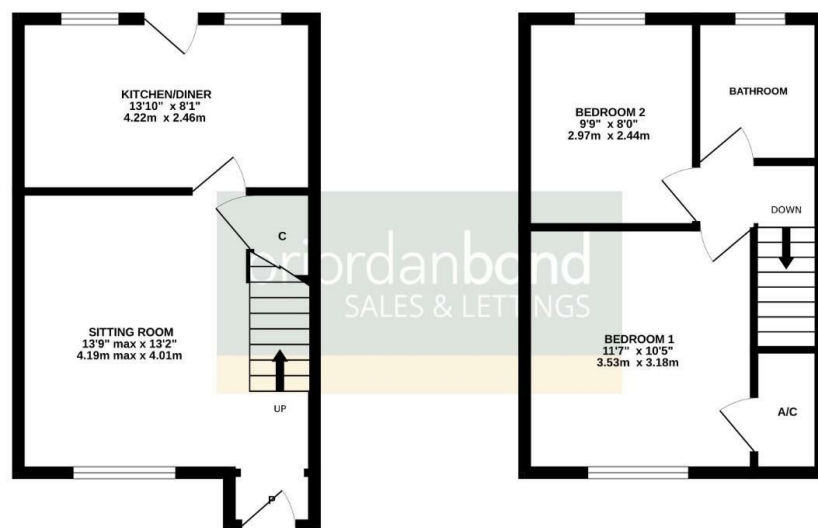
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GROUND FLOOR  
304 sq.ft. (28.2 sq.m.) approx.

1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 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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