



**Silver Birch Road**  
Wootton, Northampton

**oriordanbond**  
LETTINGS



## Silver Birch Road

Wootton

NN4 6FZ

£1,750 PCM

A well appointed four bedroom detached family home with accommodation comprising entrance hall, cloakroom/WC, home office, sitting room, kitchen/dining room and utility room. To the first floor are four well-proportioned bedrooms and a family bathroom with en-suite to the master bedroom. Outside is a front enclosed garden and driveway to side providing off road parking leading to a single garage. To the rear is a good size enclosed garden laid mainly to lawn with patio areas and gated side access. Further benefits include uPVC double glazing and gas radiator heating.

### Tenancy Information

- Deposit: £2019.00 (1 Week Holding Deposit - £403.00)
- Smokers: Not Allowed
- Unfurnished
- Length of Tenancy: 12 Months
- Available: Early January 2026

### Additional information

- Council Tax Band: E
- Energy Efficiency Rating: B

### Viewing

Viewing strictly by appointment – details below

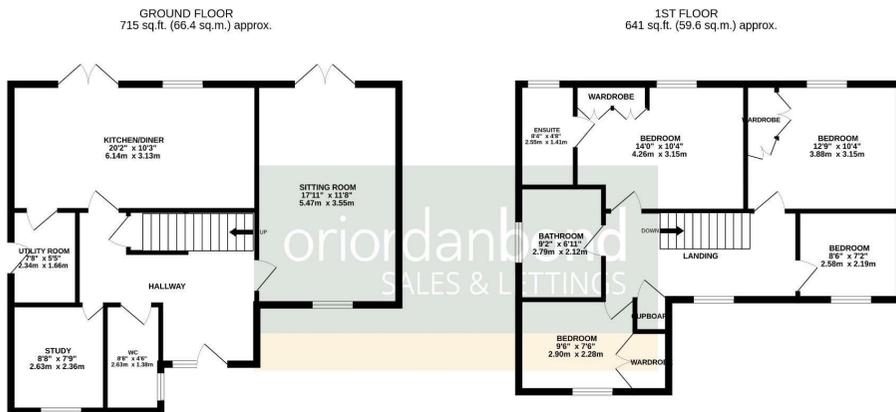
### Disclaimer

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 Weston Favell Lettings

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**TOTAL FLOOR AREA: 1356 sq.ft. (126.0 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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