



# The Warren

Hardingstone, Northampton

oriordanbond  
SALES & LETTINGS



# The Warren

Hardingstone  
NN4 6EP

GUIDE PRICE £400,000

This fantastic semi detached family home is offered for sale in the popular village of Hardingstone in superb decorative order.

Accommodation comprises entrance hall, sitting room, refitted kitchen/dining room, cloakroom and a utility room on the ground floor. The first floor has four well proportioned bedrooms and a superb four piece bathroom. Externally there is a front garden offering ample off road parking and a larger than average garden with outbuildings including a games room/home office. The property also benefits from gas central heating and UPVC double glazing and hardwood flooring. (A/1233/L)

## Additional information

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

## Viewing

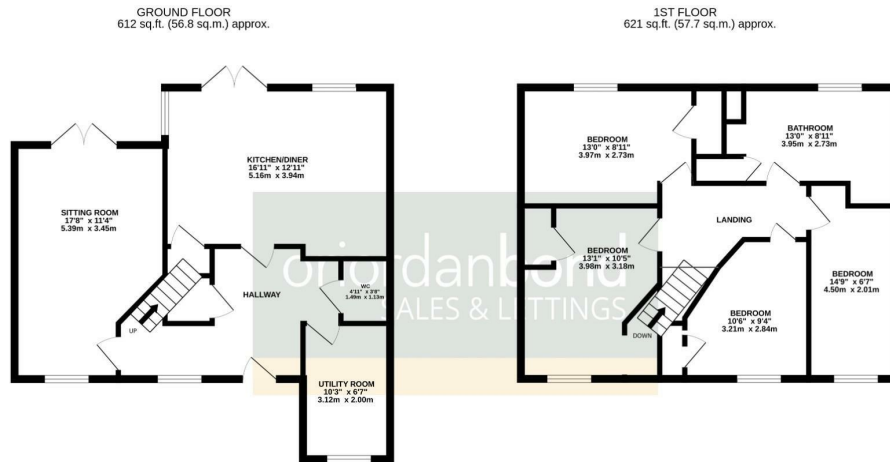
Viewing strictly by appointment – details below

## 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.

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TOTAL FLOOR AREA: 1233 sq.ft. (114.6 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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