



# Baines Way

Grange Park, Northampton

oriordanbond  
SALES & LETTINGS





## Baines Way

Grange Park

NN4 5DP

GUIDE PRICE £200,000

Offered for sale with no chain is this unique two bedroom coach house with garage below situated in the sought after Grange Park development. The property is located close to amenities including Woodland View Primary School, Foxfield Country Park as well as good access to Junction 15 for the M1 and A45.

The accommodation comprises entrance hall, inner hall, sitting room open to dining room, fitted kitchen, master bedroom with en-suite shower room, guest double bedroom and main bathroom. Benefits include gas radiator heating, uPVC double glazing and a garage with additional storage cupboard. (B/775/-)

### Additional information

- Council Tax Band: C
- 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.

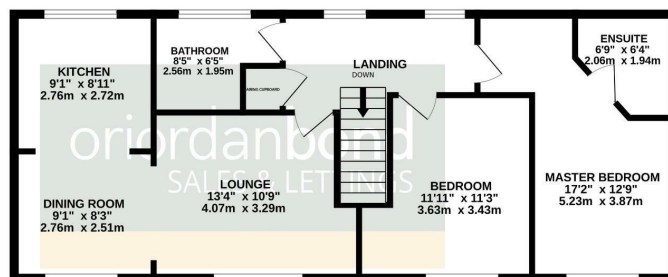
O'Riordan Bond Grange Park Sales

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TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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