



# High Street

Great Houghton, Northamptonshire

oriordanbond  
SALES & LETTINGS



## High Street

Great Houghton  
NN4 7AF

GUIDE PRICE £285,000

O'Riordan Bond is delighted to offer for sale this three double bedroom family home situated in the sought after village of Great Houghton. Offered for sale with no onward chain, in need of some modernisation throughout, the property is perfectly positioned with great transport links with good access to the M1 motorway and A45.

The accommodation comprises entrance porch, large entrance hall, sitting room, kitchen, 19' utility room and cloakroom/WC. On the first floor are three good size bedrooms and a wet room. Outside is a driveway providing ample off road parking to the front and a private rear garden backing onto paddock land. Further benefits include uPVC double glazing and gas radiator heating. (C/1189/M)

### Additional information

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

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

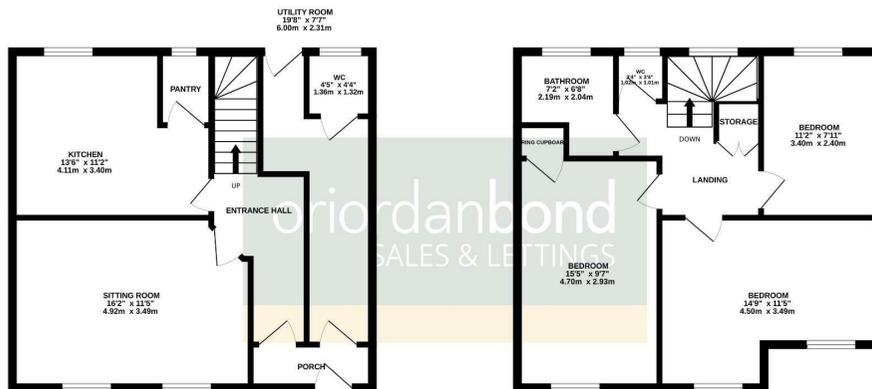
O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Grange Park Sales  
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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1189 sq.ft. (110.5 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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