



# Cony Walk

Grange Park, Northampton

oriordanbond  
SALES & LETTINGS



# Cony Walk

Grange Park  
NN4 5DJ

GUIDE PRICE £225,000

A rarely available Freehold two bedroom coach house with garage, private garden and allocated parking, situated in the popular area of Grange Park, close to a wide range of local amenities and offering convenient access to Junction 15 of the M1.

The accommodation comprises entrance with stairs to the first floor landing. To the right half of the property is an open plan lounge/dining room with archway through to the kitchen area. To the left half of the property is access to two double bedrooms and a four-piece bathroom suite. Further benefits include uPVC double glazing, gas radiator heating and no onward chain. (B/721/S)

### Additional information

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

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

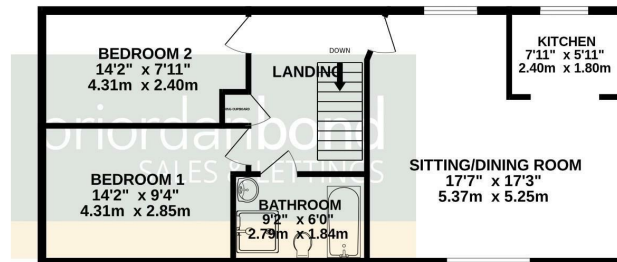
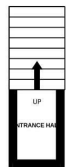
O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O’Riordan Bond Grange Park Sales  
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GROUND FLOOR  
34.162 (12.247) approx.

FIRST FLOOR  
84.7 (39.58) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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