



**14 Victoria Street**  
Earls Barton, Northamptonshire

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR



1ST FLOOR



## 14 Victoria Street

Earls Barton

NN6 0LJ

PRICE £220,000

O'Riordan Bond is pleased to bring to the market this pretty spacious, extended two bedroom period property with some original features. Offered for sale with no onward chain, the property is located within walking distance to the centre of the thriving village of Earls Barton.

Accommodation comprises entrance hall, open plan sitting/dining room, fitted kitchen/breakfast room, utility room/WC or ideal as a study/hobby room, first floor landing, good size master bedroom, guest double bedroom and a re-fitted four-piece bathroom with standalone bath and separate shower. Outside is a courtyard style front garden retained by brick wall and a rear garden with access to the rear, patio area and lawn area. Further benefits gas radiator heating, some replacement double glazing and original sash windows. (B/942/S)

### Additional information

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

### Viewing

Viewing strictly by appointment – details below

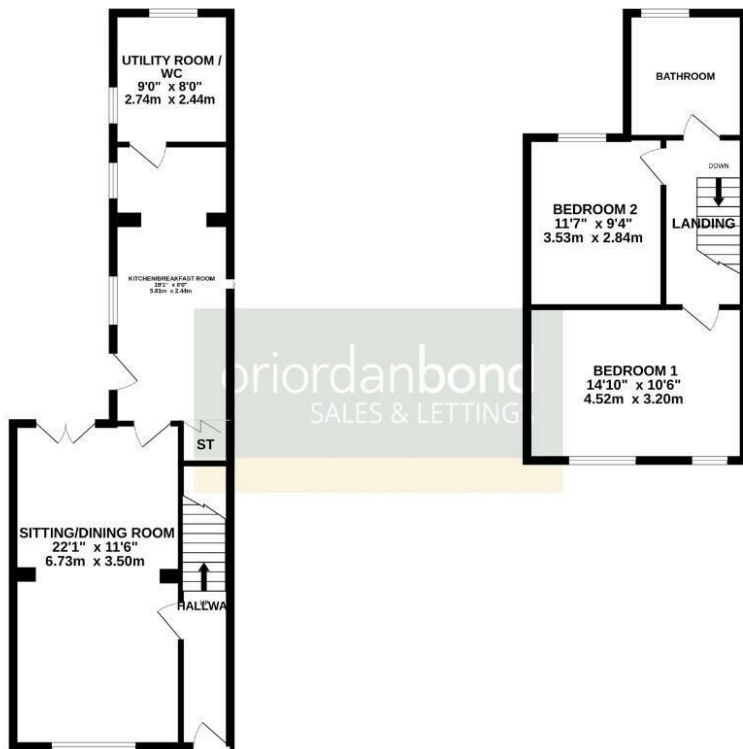
### Disclaimer

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 Earls Barton Sales

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TOTAL FLOOR AREA: 942 sq.ft. (87.5 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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