



**Berrymoor Road**  
Wellingborough, Northamptonshire

**oriordanbond**  
SALES & LETTINGS



# Berrymoor Road

Wellingborough

NN8 2HR

PRICE £220,000

O’Riordan Bond is pleased to offer to the market this spacious two bedroom terraced property which has been refurbished throughout with good size enclosed rear garden. The property is being sold with no onward chain, set in a popular location, within easy walking distance of the town centre and local schools.

Accommodation comprises entrance hall, spacious sitting room with feature fireplace and patio doors to the rear garden, refitted kitchen/dining room with built-in appliances, first floor landing with large storage cupboard, two spacious double bedrooms and a refitted bathroom. Outside is a good size fully enclosed rear garden with decking and lawned areas with various shrubs and two brick storage outbuildings. To the front is a lawned garden with side pathway giving access to the rear garden. Further benefits include uPVC double glazed windows and doors and gas radiator heating. (B/683/S)

### Additional information

- Council Tax Band: A
- 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.

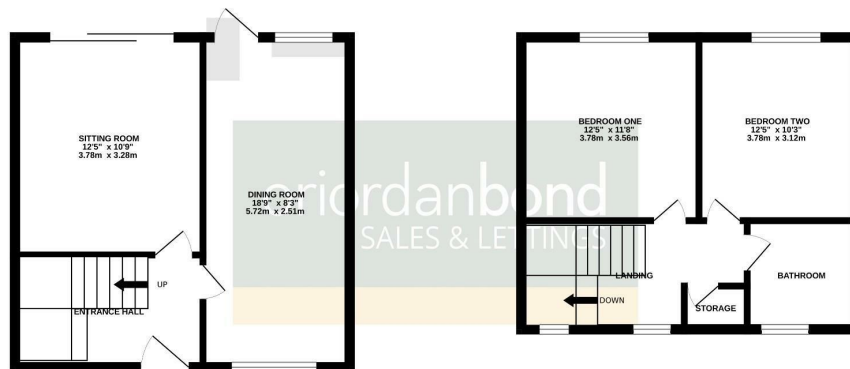
O’Riordan Bond Earls Barton Sales

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GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR  
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA - 683 sq.ft. (63.4 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 is given as to their operability or efficiency can be given.  
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