



# The Square

Earls Barton, Northamptonshire

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SALES & LETTINGS



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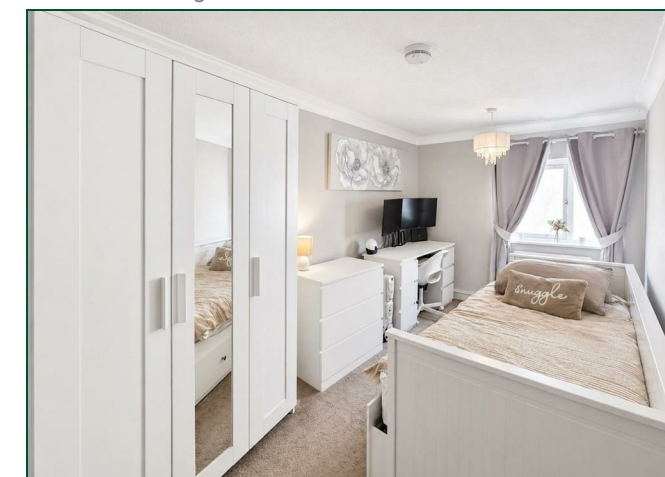
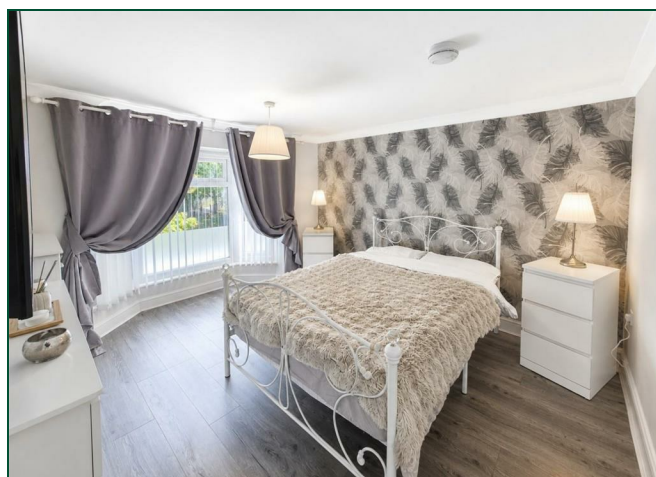
Earls Barton  
NN6 0NA

Price  
£205,000

A rarely available and beautifully presented two double bedroom semi-detached double bay fronted period property with enclosed rear garden. The property is ideally located within the heart of the sought after thriving village of Earls Barton with a wealth of amenities.

Accommodation comprises entrance, re-fitted kitchen/dining room with built-in appliances, spacious sitting room with bay window to the front and feature fireplace, good size bathroom with utility/WC space, stairs to first floor landing, spacious main double bedroom with bay window to the front and second double bedroom with built-in cupboard. Outside, to the rear of the property is an enclosed westerly facing garden with shared pathway access, lawn area and two good size outbuildings for storage. Further benefits include gas radiator heating and double glazing. (B/565/M)

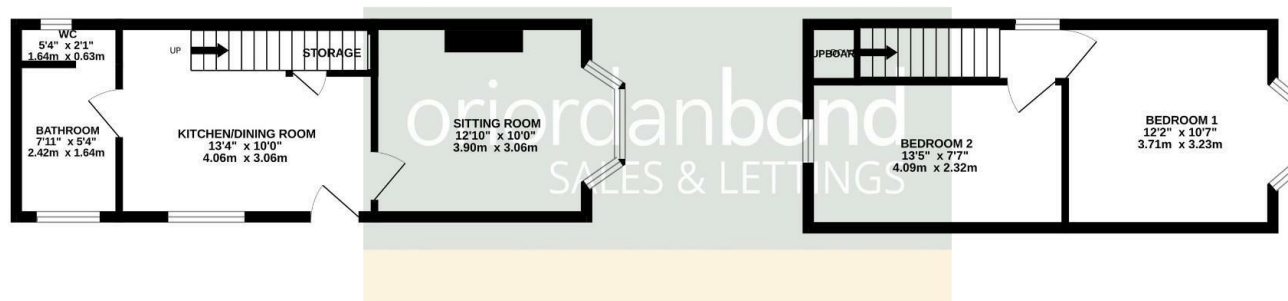
- Rarely available two double bedroom semi-detached
- Re-fitted kitchen/dining room with built-in appliances
- Ground floor bathroom with utility space
- Gas radiator heating
- Enclosed westerly facing rear garden with outbuildings
- Close to village amenities





GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.

1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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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#### 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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