



**117 Dowthorpe Hill**  
Earls Barton, Northamptonshire

**oriordanbond**  
SALES & LETTINGS





# 117 Dowthorpe Hill

Earls Barton

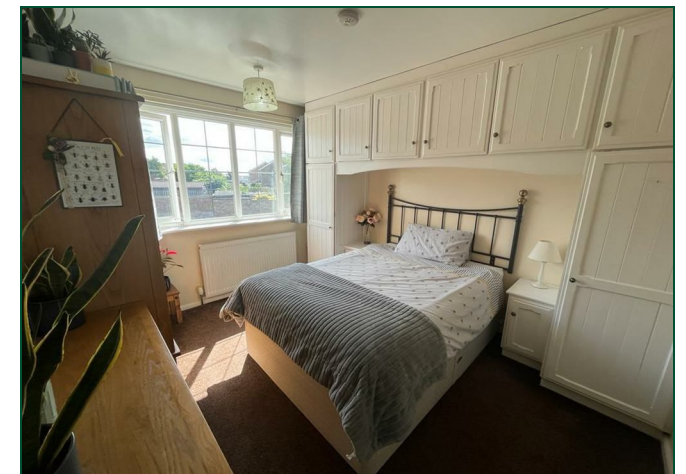
NN6 0PX

£290,000

**A lovely modern three bedroom semi-detached property, with oversized garage, located at the top of Dowthorpe Hill giving easy access to the A45. The property has been improved by the current owners.**

Accommodation comprises entrance hall, sitting/dining room, re-fitted kitchen, utility room, two double bedrooms, a single bedroom and a family bathroom. Outside to the front is a blocked paved driveway for four cars leading to an oversized single garage with electric door and power and light connection. The rear garden is westerly facing and mainly laid to lawn with decking areas. Further benefits include replacement uPVC double glazing and gas radiator heating. (B/888/M)

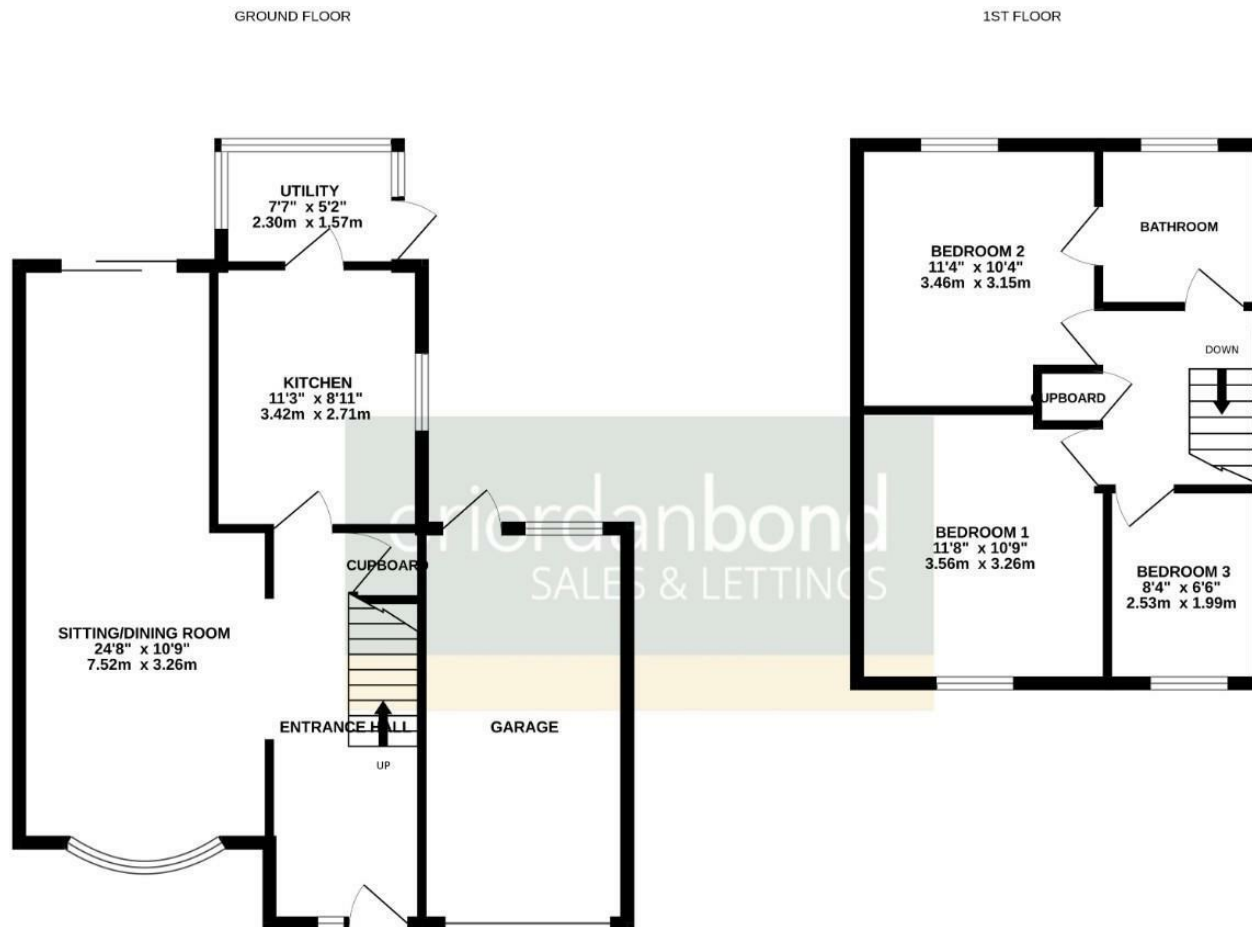
- Improved modern three bedroom semi-detached
- Large sitting/dining room
- Re-fitted kitchen with utility off
- Gas radiator heating
- Westerly facing rear garden
- Driveway and oversized garage with electric door







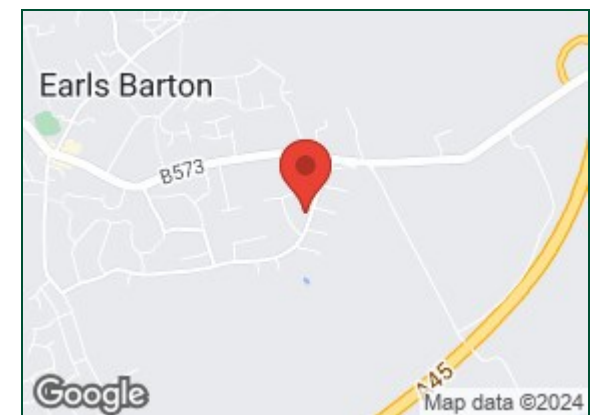




TOTAL FLOOR AREA: 888sq.ft. (82.5 sq.m.) approx.

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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#### Additional information

- Council Tax Band: C
- 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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