



# Compton Way

Earls Barton, Northamptonshire

oriordanbond  
SALES & LETTINGS



# Compton Way

Earls Barton  
NN6 0DE

PRICE £260,000

O'Riordan Bond is delighted to offer to the market this well presented three bedroom semi-detached home, set within a quiet cul-de-sac location, within easy access to countryside walks and within walking distance to the village centre. The property is offered for sale with no onward chain and offers spacious frontage, garage and driveway with parking for two cars.

Accommodation comprises entrance hall, spacious sitting room open to dining room, kitchen with rear door to garden, first floor landing, two double bedrooms, third single bedroom and a family bathroom. Outside is a lovely front garden with lawn area and mature planting, single garage with up and over door and tarmac driveway providing off road parking for two cars. To the rear is a good size garden with wooden fencing surround, patio area, lawn with mature shrubs along with a wooden storage shed. Further benefits include uPVC windows and doors and gas radiator heating. (A/676/M)

### Additional information

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

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

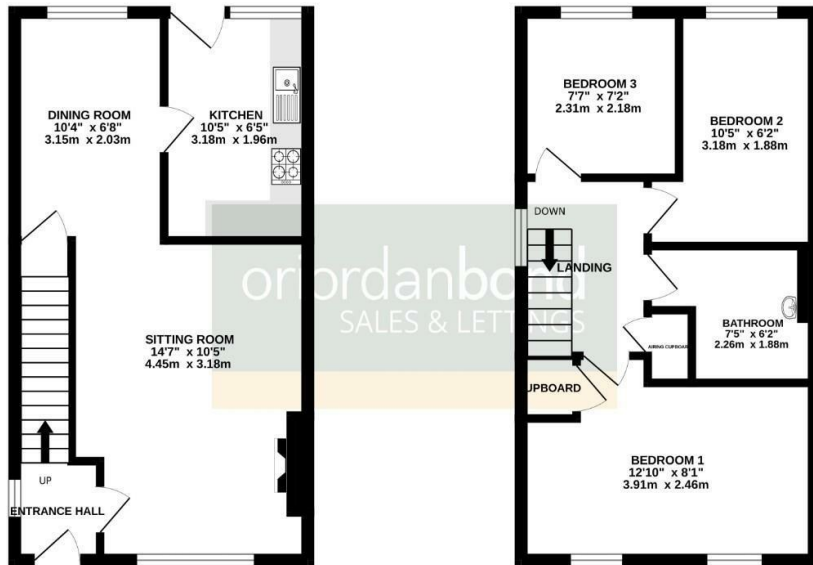
O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Earls Barton Sales  
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GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.

1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 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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