



**Bowden Road**  
St James, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.

## Bowden Road

St James

NN5 5LT

GUIDE PRICE £240,000

Located in a quiet cul-de-sac within the ever popular area of St. James, set within close proximity to Northampton's town centre along with local schools and shops, is this three bedroom semi-detached house which would make an ideal purchase for first time buyers.

Offering generous living space, the accommodation comprises entrance hall, bay fronted sitting room, dining room, re-fitted kitchen, conservatory, cloakroom/WC, three first floor bedrooms and a family bathroom. Outside is a large rear garden being mainly laid to lawn with patio area leading to the side of the property. To the front is a driveway for two cars. Further benefits include gas radiator heating and uPVC double glazing throughout. (C/939/L)

### Additional information

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

### Viewing

Viewing strictly by appointment – details below

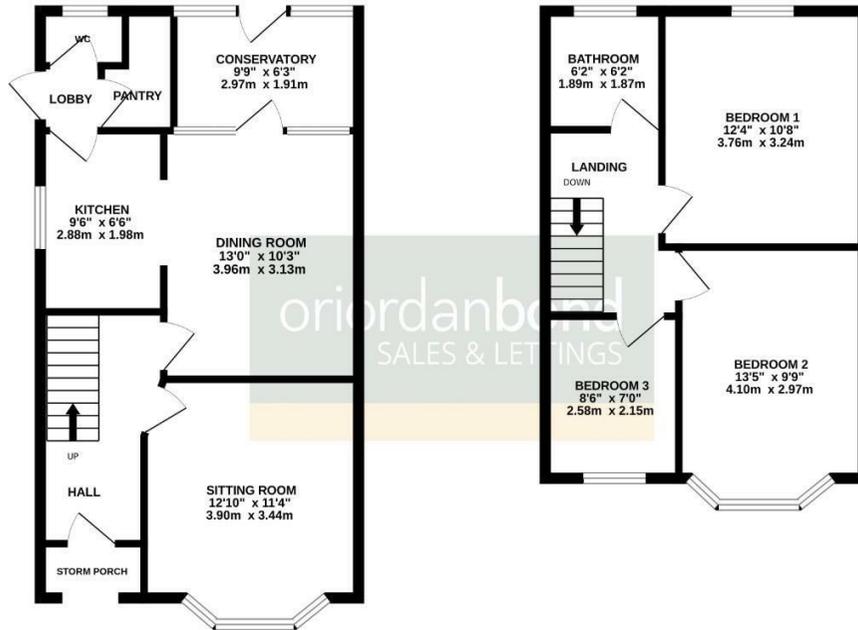
### Disclaimer

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 Duston Sales

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TOTAL FLOOR AREA : 939 sq.ft. (87.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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