



**Walmer Close**  
St. Crispin, Northampton

**oriordanbond**  
SALES & LETTINGS



## Walmer Close

St. Crispin  
NN5 4WL

Guide Price  
£280,000

Presented to an immaculate standard throughout and situated within the ever popular area of St. Crispin is this three bedroom semi-detached house. A must see for first time buyers, the property is set within close proximity to local schools, shops and park.

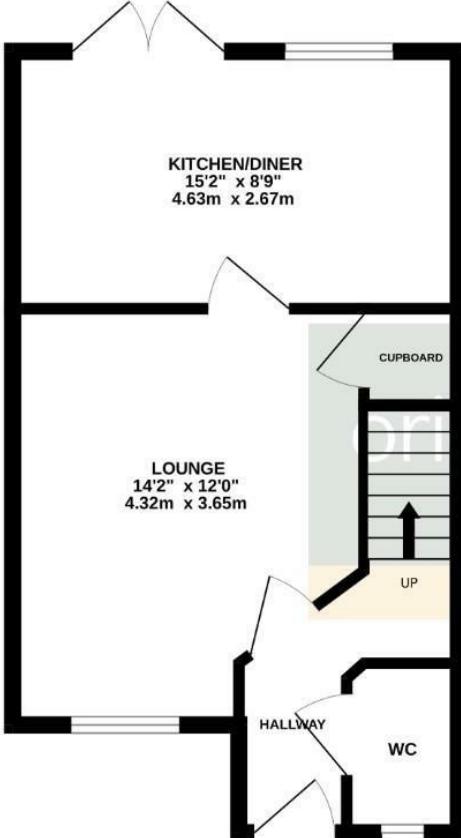
The accommodation comprises entrance hall, sitting room, kitchen/dining room with integrated appliances, cloakroom/WC, three first floor bedrooms and a family bathroom with the master benefitting from an en-suite. Outside is a well presented rear garden laid mainly to lawn with patio area. To the front is off road parking for two cars. Further benefits include gas radiator heating and uPVC double glazing. (B/724/M)

- Immaculate three bedroom semi-detached home
- En-suite to master bedroom
- Kitchen/dining room with integrated appliances
- Gas radiator heating
- Enclosed rear garden
- Off road parking

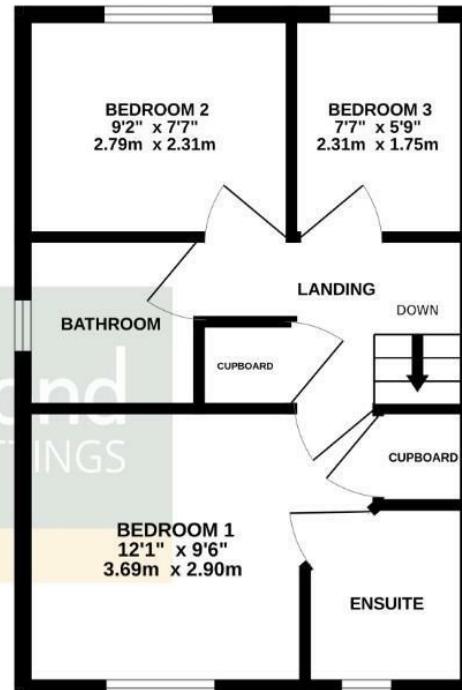




GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 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: B

#### 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.

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