



# Forfar Street

St James, Northampton

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SALES & LETTINGS





## Forfar Street

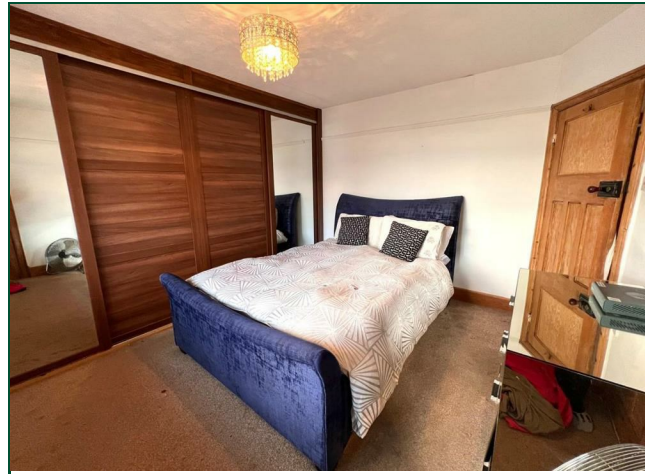
St James  
NN5 5BJ

Price  
£320,000

Mixing a lovely blend of traditional features with modern fittings is this well presented three bedroom semi-detached house. Located in the popular 'Scots Corner' area in St. James, the property is set within close proximity to Northampton's town centre and train station along with a wealth of other amenities including local schools and parks.

Accommodation comprises entrance hall, bay fronted sitting room open to dining room, modern kitchen with integrated appliances and cloakroom/WC. To the first floor is a family bathroom and three generous size bedrooms with the master benefitting from fitted wardrobes. Outside is a courtyard front garden and off road parking to the side. To the rear is a low maintenance and landscaped garden with feature artificial lawn, patio and access to a self contained home office with power and light connection. Further benefits include uPVC double glazing and gas radiator heating. (B/1042/M)

- Well presented three bedroom semi-detached home
- Two reception rooms
- Modern kitchen with integrated appliances
- Gas radiator heating
- Landscaped rear garden with self contained home office
- Off road parking



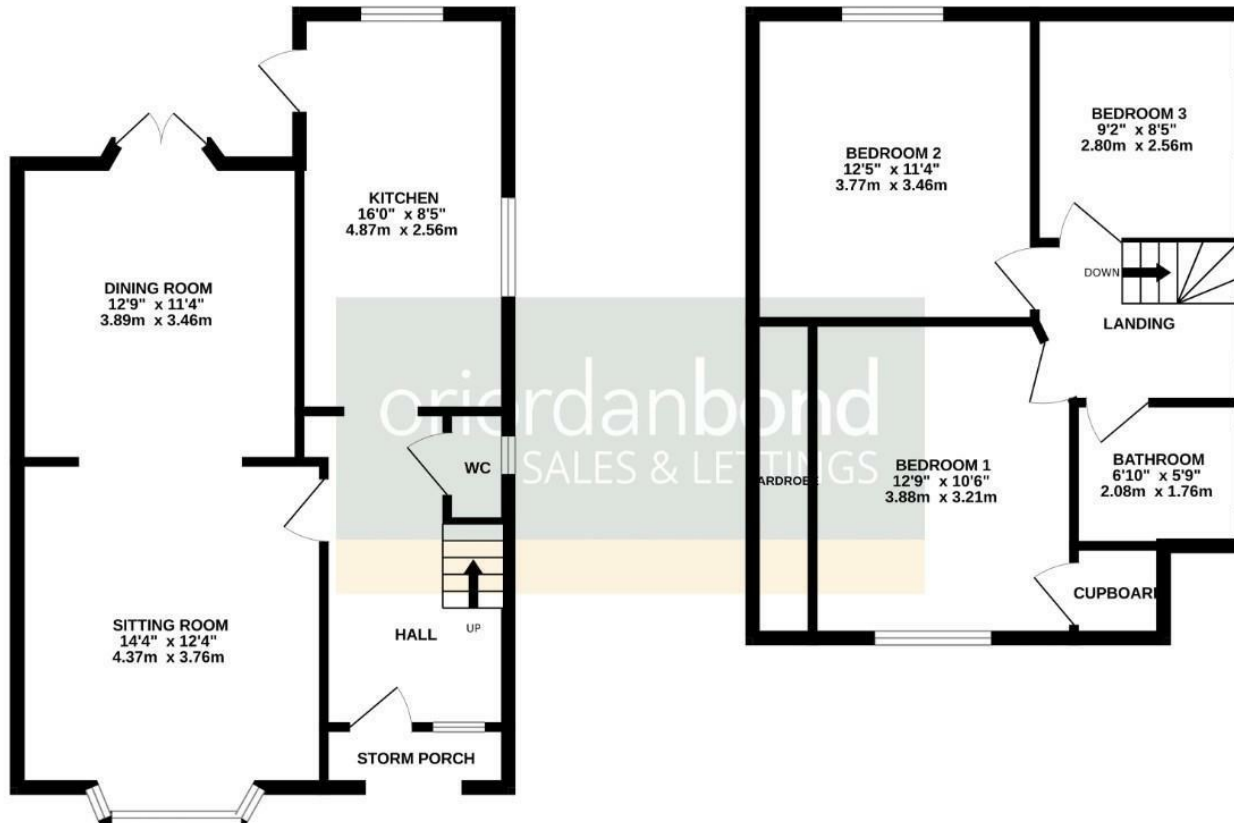






GROUND FLOOR  
557 sq.ft. (51.8 sq.m.) approx.

1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 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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#### 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.

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