



# Newstead Close

Ecton Brook, Northampton

oriordanbond  
SALES & LETTINGS





## Newstead Close

Ecton Brook

NN3 5EE

OFFERS OVER £245,000

A well presented three bedroom link-detached house offered for sale with no onward chain. The property is situated in the popular location of Ecton Brook within close walking distance to the primary school, pharmacy and shops.

The accommodation comprises entrance porch, entrance hall, cloakroom/WC, sitting room with arch through to dining room, kitchen, first floor landing, three bedrooms, and family bathroom. Outside are front and rear gardens on a wider than average plot with driveway leading to a single garage. Further benefits include uPVC double glazing and gas radiator heating. (C/871/S)

### 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 Weston Favell Sales

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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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