



# Sidebrook Court

Thorplands, Northampton

oriordanbond  
SALES & LETTINGS





## Sidebrook Court

Thorplands

NN3 8UT

OFFERS OVER £220,000

**A modern three double bedroom terraced property, situated in the popular area of Thorplands, with good access to Northampton Academy and Weston Favell Shopping Centre.**

The accommodation comprises entrance hall, cloakroom/WC, sitting room, fitted kitchen, dining room, three first floor double bedrooms and a newly fitted family bathroom. Outside is a fenced front garden, an enclosed, landscaped rear garden with rear access and communal parking for several vehicles. Further benefits include newly fitted uPVC double glazing and gas radiator heating. (B/901/M)

### Additional information

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

### Viewing

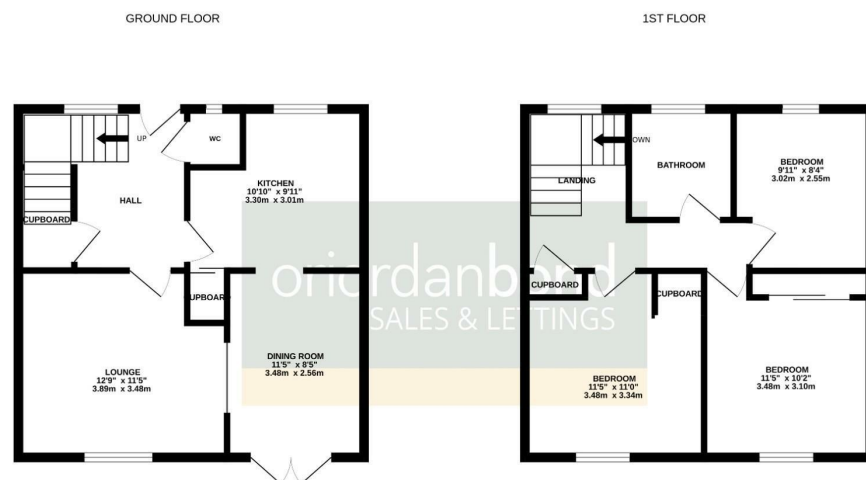
Viewing strictly by appointment – details below

### 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 Weston Favell Sales**  
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TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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