



# South Paddock Court

Lings, Northampton

oriordanbond  
SALES & LETTINGS



## South Paddock Court

Lings

NN3 8LH

GUIDE PRICE £230,000

A three bedroom terraced property, situated in the Lings area of Northampton, offered for sale with no onward chain. The property provides good access to local amenities, schooling as well as Weston Favell Shopping Centre.

The accommodation comprises porch, cloakroom/WC, a spacious sitting room and a large kitchen/dining room with French doors to the garden. The first floor offers two large double bedrooms, a smaller double bedroom, and a newly re-fitted bathroom. Outside is an enclosed rear garden and driveway to the front providing off road parking. Further benefits include uPVC double glazing and warm air heating. (B/859/S)

### 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.

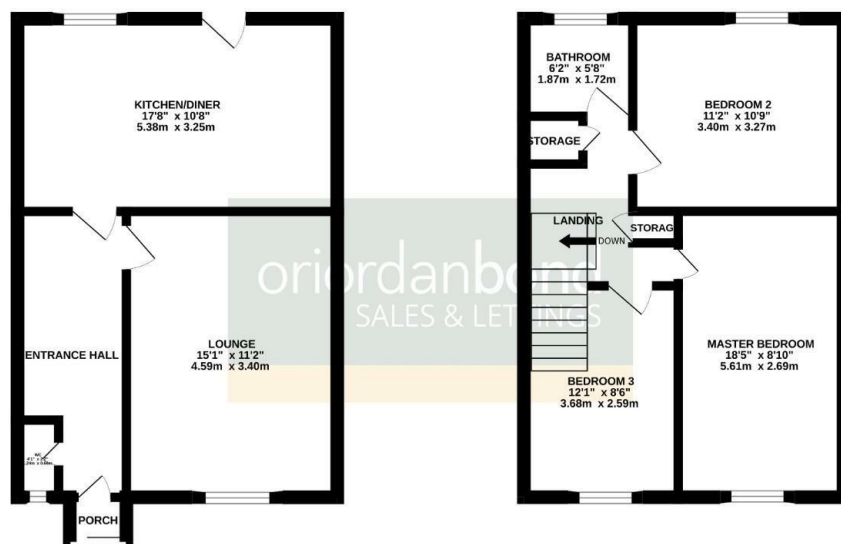
O'Riordan Bond Weston Favell Sales  
01604 784007

westonfavell@oriordanbond.co.uk



GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



While 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.  
Made with Metagix CSD25