



**Talan Rise**  
Overstone Lodge, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR  
453 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 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 illustration 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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## Talan Rise

Overstone Lodge  
NN3 8DD

OFFERS OVER £210,000

A three bedroom terraced property providing off road parking, good size living accommodation and offered to the market with no onward chain.

The accommodation comprises entrance hall, cloakroom/utility room, generous size sitting/dining room and kitchen with access to the garden. On the first floor are three bedrooms and a family bathroom. Externally is off road parking for two cars at the front of the property as well as a private rear garden. Further benefits include uPVC double glazing and gas radiator heating. (C/905/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.

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