



# The Fair Oaks

Wakes Meadow, Northampton

oriordanbond  
SALES & LETTINGS



# The Fair Oaks

Wakes Meadow  
NN3 9UZ

GUIDE PRICE £300,000

A modern three bedroom detached property, situated in a cul-de-sac, within the popular area of Wakes Meadow. The property provides good access to Riverside Retail Park as well as Weston Favell Shopping Centre and the A45.

The accommodation comprises entrance hall, cloakroom/WC, sitting room with patio doors leading to the rear garden, separate dining room, re-fitted kitchen, three good size bedrooms with en-suite shower room to the master and a fitted family bathroom. Outside are front and rear gardens and a driveway for three cars leading to a single garage with power and light. Further benefits include gas radiator heating, double glazing and no upper chain. (B/860/M)

### Additional information

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

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

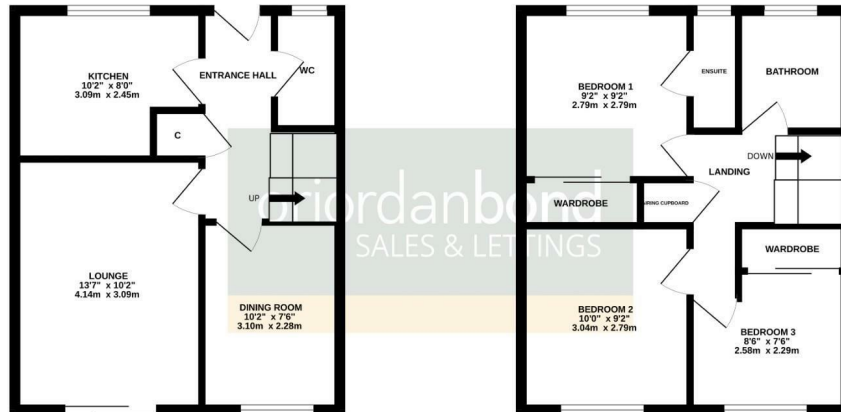
O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 860sq.ft. (79.9 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.  
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