



# Clock Tower Court

Northampton

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SALES & LETTINGS



# Clock Tower Court

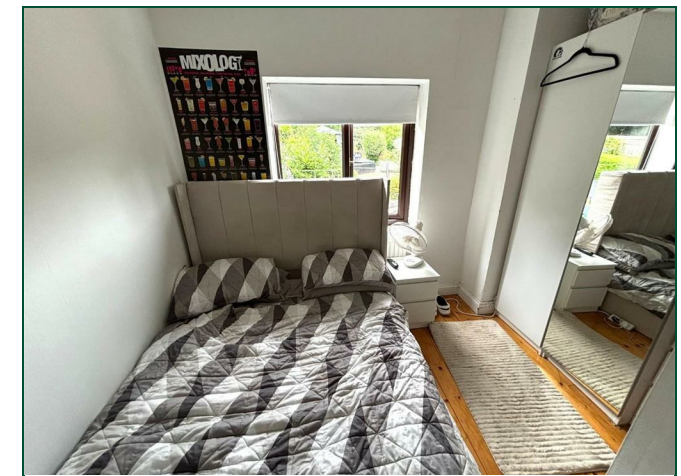
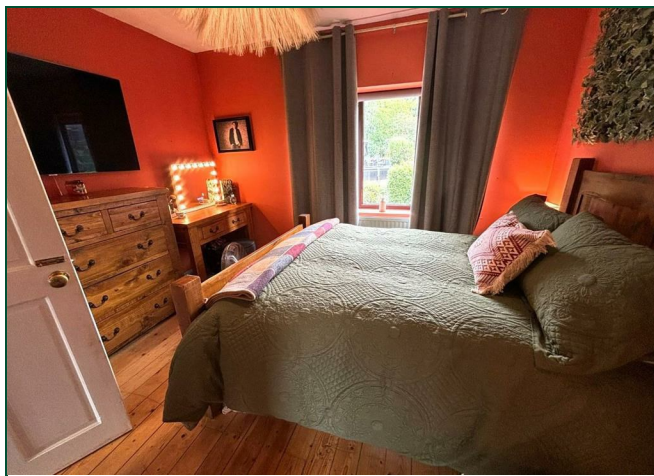
Northampton  
NN3 8YP

Guide Price  
£315,000

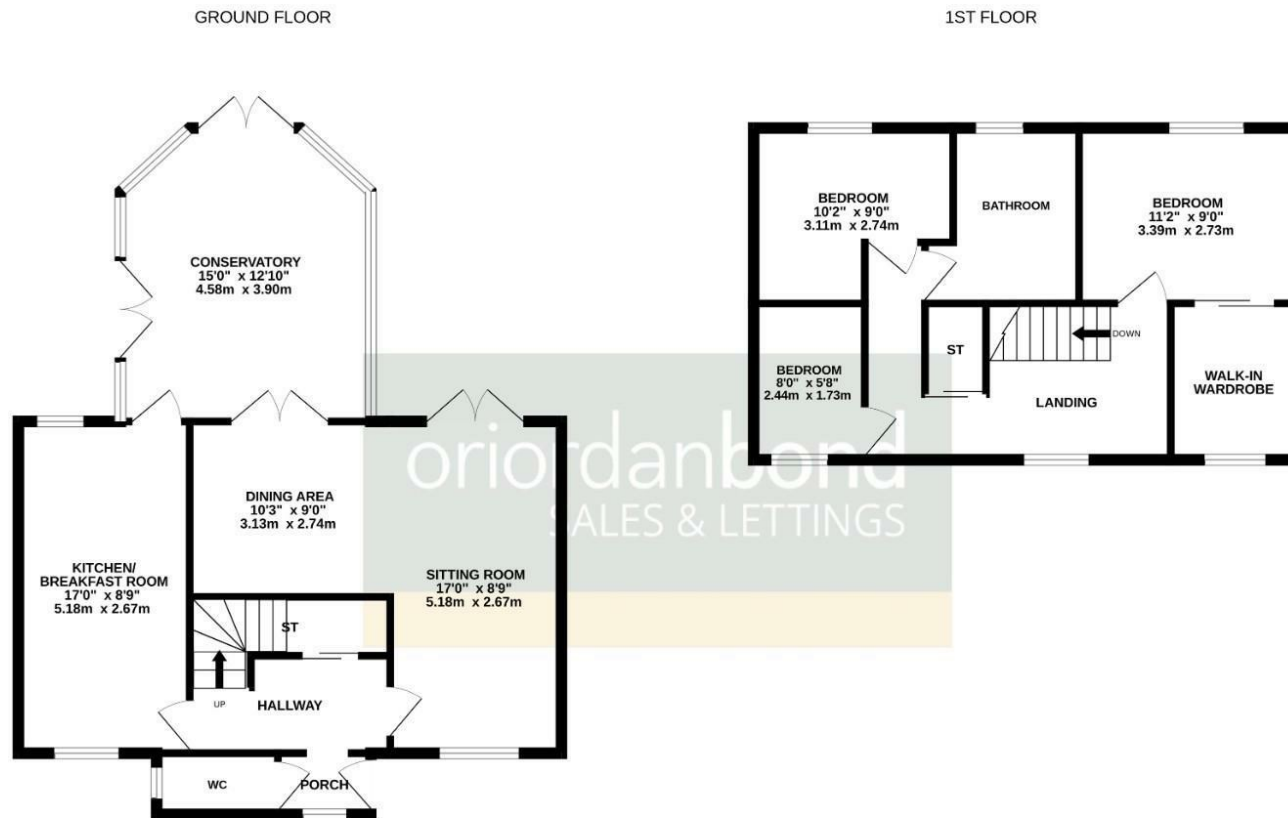
Situated in a private cul-de-sac location, previously used as the 'Old Farm Brewery', circa 1850 in age, is this unique Grade II Listed conversion offering character and fantastic size living accommodation. This property was originally four bedrooms and could easily be converted back if required.

The property comprises entrance porch, cloakroom/WC, entrance hall, sitting room open plan to dining room, re-fitted kitchen/breakfast room and large conservatory. To the first floor are three spacious bedrooms with walk-in dressing room to master and a seaprate refitted four-piece family bathroom. The property has a small front garden and a large rear garden with raised decked patio area leading to a large lawn. Further benefits include double glazing, gas radiator heating and off road parking leading to a single garage. (B/1159/L)

- Grade II Listed family home
- Three bedrooms (formally four)
- Conservatory
- Gas radiator heating
- Large rear garden
- Off road parking and garage







TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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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#### Additional information

- Council Tax Band: D
- Energy Efficiency Rating:

#### 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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