



# Talan Rise

Overstone Lodge, Northampton

oriordanbond  
SALES & LETTINGS



## Talan Rise

Overstone Lodge

NN3 8DD

GUIDE PRICE £240,000

A refurbished three bedroom end terraced property, situated in this popular cul-de-sac location within Overstone Lodge, with good size living accommodation and offered for sale with no onward chain.

The accommodation comprises entrance hall, refitted cloakroom/utility room, generous size sitting/dining room with new carpets and newly refitted kitchen with access to the garden. On the first floor are three bedrooms all with new carpets and a refitted family bathroom. Outside is a front garden, enclosed rear garden and communal parking. Further benefits include uPVC double glazing and gas radiator heating.

### Additional information

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

### Viewing

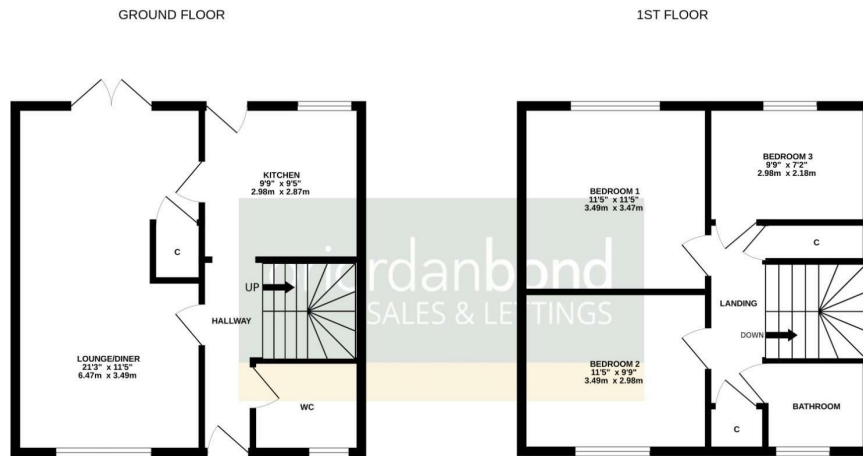
Viewing strictly by appointment – details below

### 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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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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