



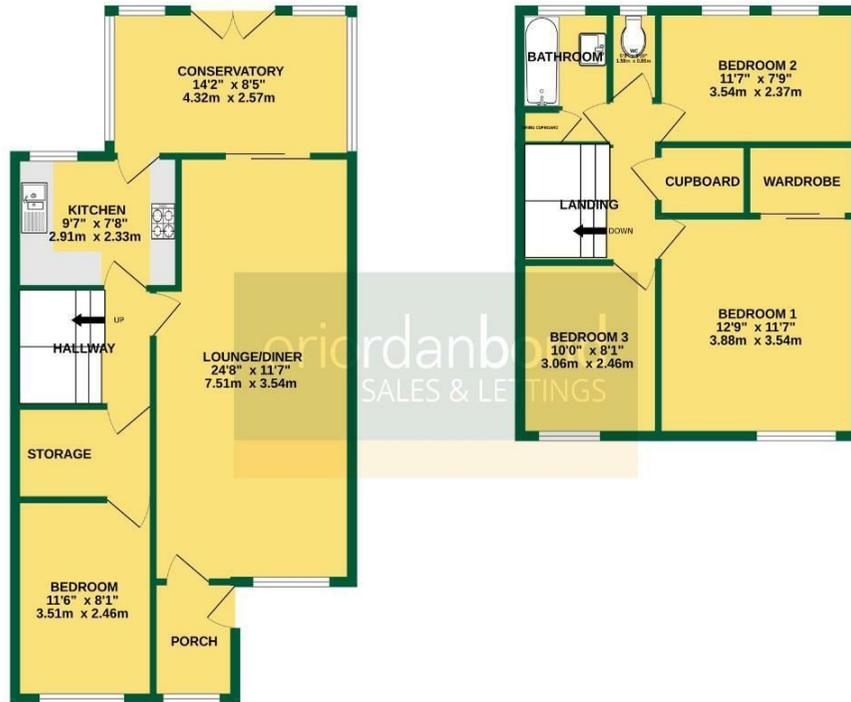
**Mortar Pit Road**  
Rectory Farm, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.

1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1176 sq.ft. (109.3 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 information 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 is given as to their operability or efficiency over the given period.  
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## Mortar Pit Road

Rectory Farm  
NN3 5BL

GUIDE PRICE £260,000

A modern three/four bedroom terraced property located in the popular location of Rectory Farm. The property provides good size living accommodation and great access to local amenities and schooling.

The accommodation comprises entrance hall, 25' sitting/dining room, conservatory, re-fitted kitchen and internal hallway leading to a bedroom/family room. To the first floor are three good size bedrooms and a newly fitted family bathroom. Outside is an enclosed rear garden with lawn and paved patio area, an open plan lawned front garden and private driveway. Further benefits include solar panels, uPVC double glazing and gas radiator heating. (B/1176/M)

### Additional information

- Council Tax Band: B
- 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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