



# Brackenfield Square

Southfields, Northampton

oriordanbond  
SALES & LETTINGS





## Brackenfield Square

Southfields

NN3 5AS

PRICE £215,000

Offered to the market in excellent condition is this modern three bedroom end terraced home, situated in a quiet cul-de-sac, within the popular Southfields area. The property is ideally located for easy access to local schools and Weston Favell Shopping Centre.

The well presented accommodation comprises entrance hall, cloakroom/WC, a spacious sitting/dining room and a contemporary fitted kitchen. To the first floor are three generous double bedrooms and a modern family bathroom. Outside is a low maintenance front garden and an enclosed low maintenance, paved rear garden with shrub borders. Further benefits include uPVC double glazing throughout and gas radiator heating (B/826/M)

### Additional information

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

### 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.

O'Riordan Bond Weston Favell Sales

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GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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