



**Waingrove**  
Blackthorn, Northampton

**oriordanbond**  
SALES & LETTINGS



# Waingrove

Blackthorn  
NN3 8EP

PRICE £205,000

Offered for sale is this well presented three bedroom terraced property located within walking distance to Northampton Academy, local primary school and Weston Favell Shopping Centre. Further benefits include gas radiator heating and newly installed uPVC double glazing

The accommodation comprises entrance hall, cloakroom/WC, large sitting room, a large modern fitted kitchen/dining room with newly installed uPVC doors to the rear garden, three first floor good size bedrooms and a modern fitted three-piece bathroom. Outside is a front garden, enclosed rear garden with paved patio, gated rear access and nearby communal parking.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 933 sq.ft. (86.7 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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## Additional information

- Council Tax Band: A
- 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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