



**Lark Rise**  
Woodfields, Northampton

**oriordanbond**  
SALES & LETTINGS

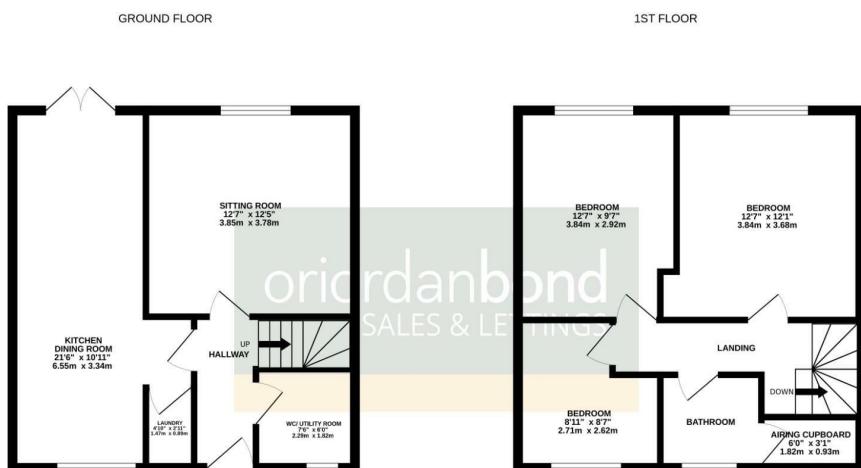


## Lark Rise

Woodfields

NN3 8QT

GUIDE PRICE £230,000



TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. These details are for illustrative purposes only and should not be used as the basis for any contract, agreement or tenancy. No responsibility can be accepted for any errors or omissions. This plan is for illustrative purposes only and should not be used as the basis for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can be given. Made with Myhouse 2002.

A well presented three bedroom terraced property situated in the popular area of Woodfields. The property provides good access to local amenities, schools and Weston Favell Shopping Centre.

The accommodation comprises entrance hall, WC/utility room, sitting room, re-fitted kitchen/dining room with large pantry, three first floor bedrooms and a re-fitted family bathroom. Outside is a front garden with off road parking. To the rear is an enclosed garden with gated access. Further benefits include uPVC double glazing and gas radiator heating. (B/903/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.

O'Riordan Bond Weston Favell Sales

01604 784007

[westonfavell@oriordanbond.co.uk](mailto:westonfavell@oriordanbond.co.uk)

