



50 Mortar Pit Road
Rectory Farm, Northampton

oriordanbond
SALES & LETTINGS



50 Mortar Pit Road

Rectory Farm

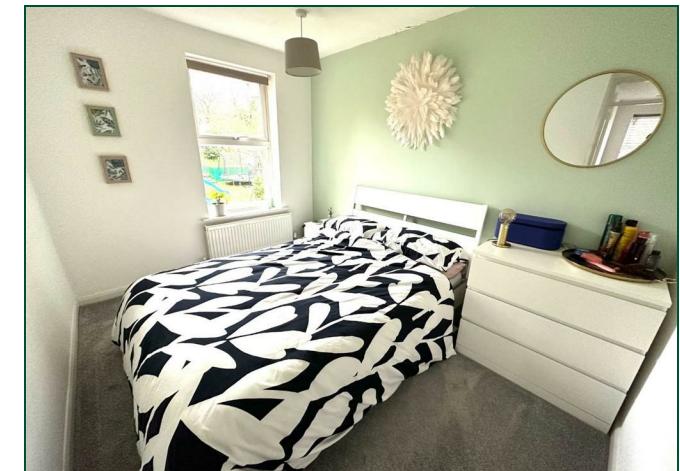
NN3 5BL

£260,000

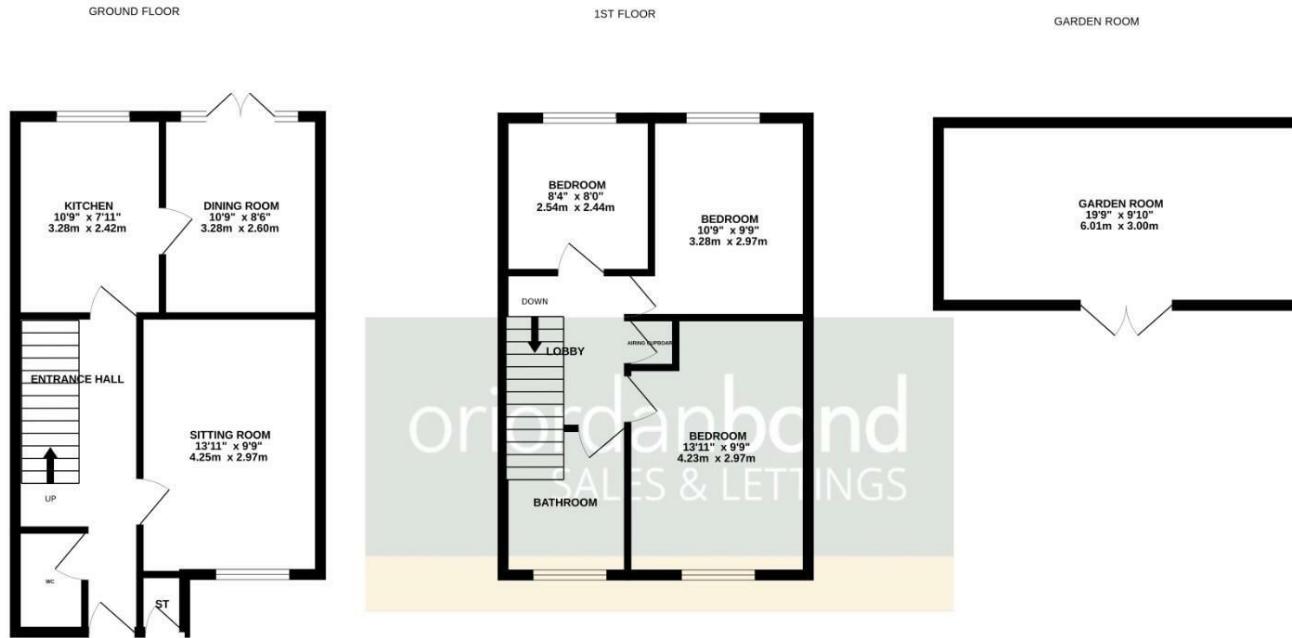
An improved three bedroom semi-detached property presented in show home condition, located in the popular Rectory Farm area. The property is located within close proximity to the popular Rectory Farm Primary School as well as providing good access to Weston Favell Shopping Centre and Northampton Academy.

Accommodation comprises entrance hall, cloakroom/WC, sitting room, newly fitted modern kitchen and separate dining room with French doors to the rear garden. To the first floor are three good size bedrooms with fitted wardrobes to the master and a newly fitted three-piece bathroom suite. Outside is a larger than average rear with a newly built garden room which is fully functioning with electric and heating, perfectly used as a home office/gym or bar. To the front is off road parking for two vehicles. Further benefits include gas radiator heating and uPVC double glazing. (B/834/L)

- Improved three bedroom semi-detached home
- Two reception rooms
- Newly fitted kitchen and bathroom
- Gas radiator heating
- Larger than average rear garden
- Off road parking



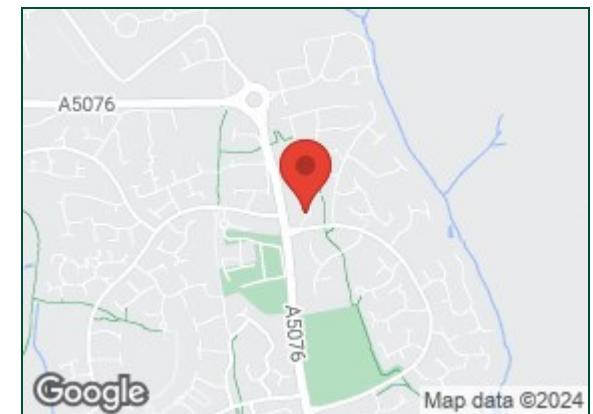




TOTAL FLOOR AREA : 834sq.ft. (77.5 sq.m.) approx.

Whilst 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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Additional information

- Council Tax Band: B
- 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.

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