



**Pilton Close**  
Rectory Farm, Northampton

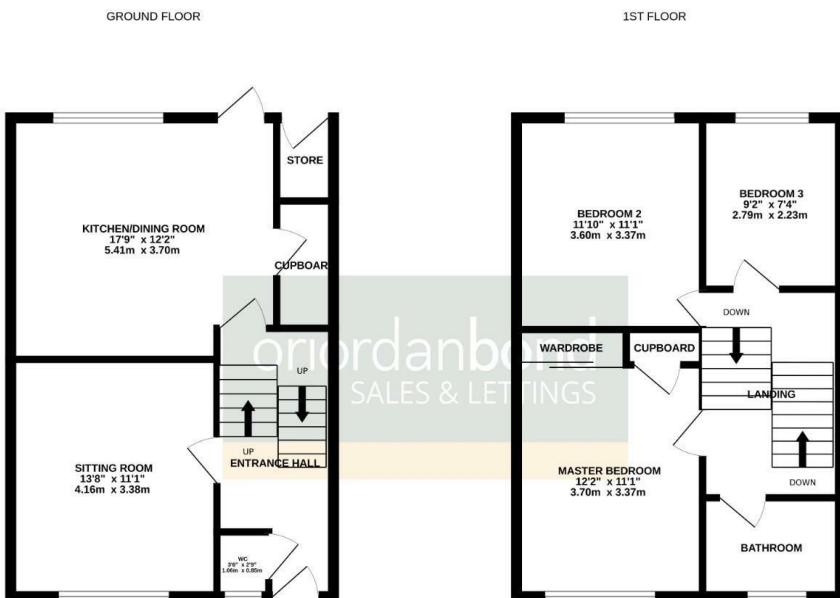
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SALES & LETTINGS



## Pilton Close

Rectory Farm  
NN3 5EZ

OFFERS OVER £230,000



TOTAL FLOOR AREA: 896 sq.ft. (83.2 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. We are not responsible for any inaccuracies, omissions or mis-statements. 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 condition by the vendor can be given.  
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A well presented modern three bedroom split-level terraced property situated in the popular location of Rectory Farm. Offered to the market in show home condition, with ample communal parking to the rear, this property must be seen to be appreciated.

Accommodation comprises entrance hall, cloakroom/WC, sitting room, new modern kitchen/dining room with door to the rear garden, three fantastic size first floor bedrooms and an immaculate three-piece family bathroom. Externally, there is a fully landscaped rear garden with low maintenance artificial lawn and patio area and a front garden with lawn. Further benefits include modern double glazing and electric heating. (A/896/S)

### Additional information

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

### 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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