



# Rickyard Road

The Arbours, Northampton

oriordanbond  
SALES & LETTINGS



## Rickyard Road

The Arbours  
NN3 3RS

Guide Price  
£350,000

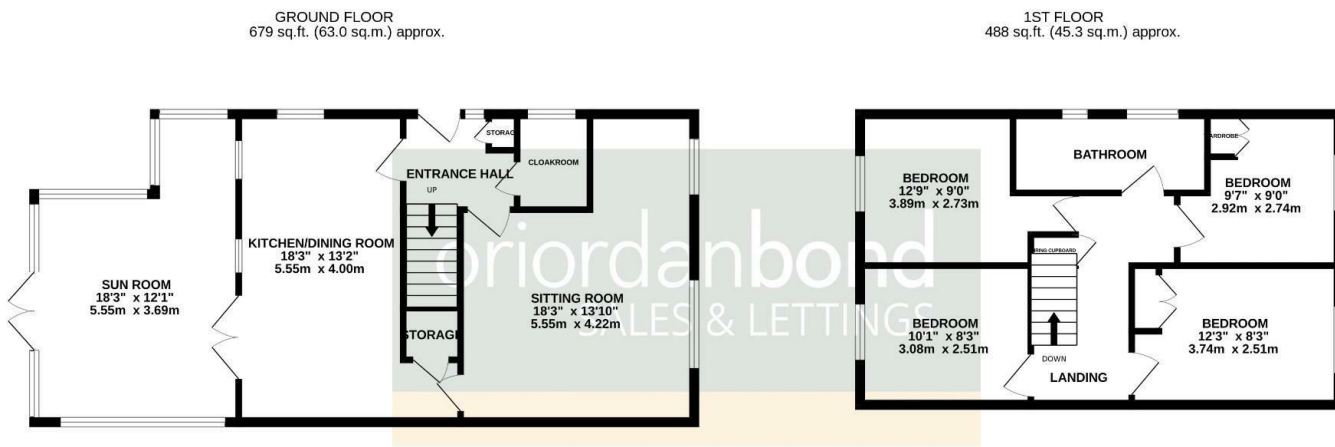
An immaculate four bedroom detached family home located within the popular area of The Arbours. This home has been thoughtfully improved by the current owners to create versatile living accommodation. The property is within close proximity of Weston Favell Academy, local shops and amenities as well as having good road links.

The accommodation comprises entrance hall, cloakroom/WC, sitting room, re-fitted kitchen/dining room with integrated appliances and granite work surfaces and a large conservatory. To the first floor are four bedrooms and a re-fitted four-piece bathroom. Outside is a small lawned garden and tarmac and block paved driveway providing ample off road parking with side access to the rear garden. The rear garden is landscaped with artificial lawn, paved patio and a timber shed with power and light connected. Further benefits include uPVC double glazing and gas radiator heating. (A/1167/S)

- Immaculate four bedroom detached home
- Re-fitted kitchen/dining room and four-piece bathroom
- Large conservatory
- Gas radiator heating
- Landscaped rear garden
- Ample off road parking







TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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: D
- 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.

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