



**Charnwood Avenue**  
Westone, Northampton

**oriordanbond**  
SALES & LETTINGS



# Charnwood Avenue

Westone  
NN3 3DX

GUIDE PRICE £340,000

A mature three bedroom semi-detached property offered to the market with no onward chain. This home is ideally located within the popular area of Westone with good access to local schools and Weston Favell Shopping Centre.

The accommodation comprises entrance hall, sitting room, dining room, kitchen with door to rear lobby with connecting doors to a storage room, oversized garage and a wet room. To the first floor are three bedrooms and a four-piece family bathroom. Outside is a generous size front garden laid mainly to lawn with a block paved pathway and off road parking for two cars to the side leading to the garage. The rear garden is landscaped with a paved patio, lawn area and timber retaining fence. Further benefits include gas radiator heating and uPVC double glazing. (B/1388/S)

### Additional information

- Council Tax Band: D
- Energy Efficiency Rating:

### Viewing

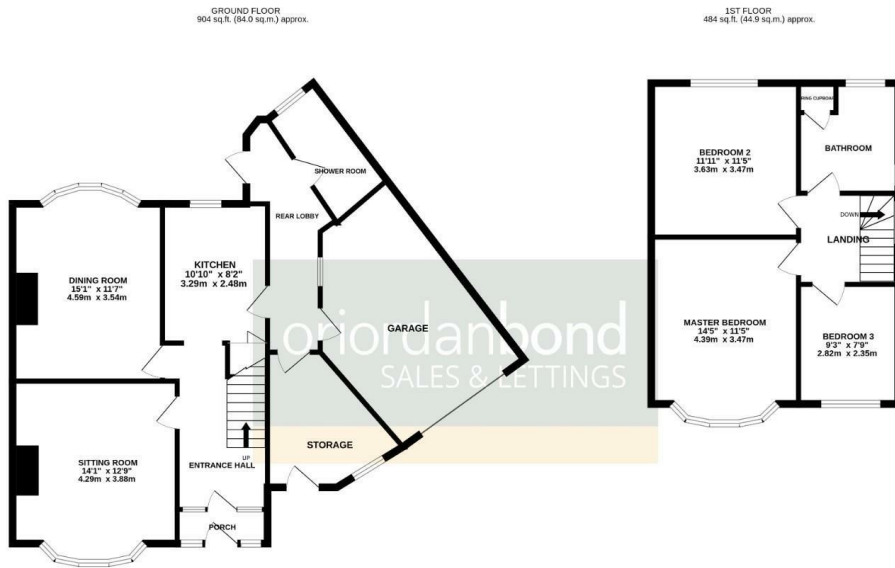
Viewing strictly by appointment – details below

### 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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TOTAL SQUARE FOOTAGE INCLUDES GARAGE AND STORAGE

TOTAL FLOOR AREA: 1388 sq.ft. (128.9 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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