



# Sansom Court

The Arbours, Northampton

oriordanbond  
SALES & LETTINGS



## Sansom Court

The Arbours  
NN3 3RP

Guide Price  
£260,000

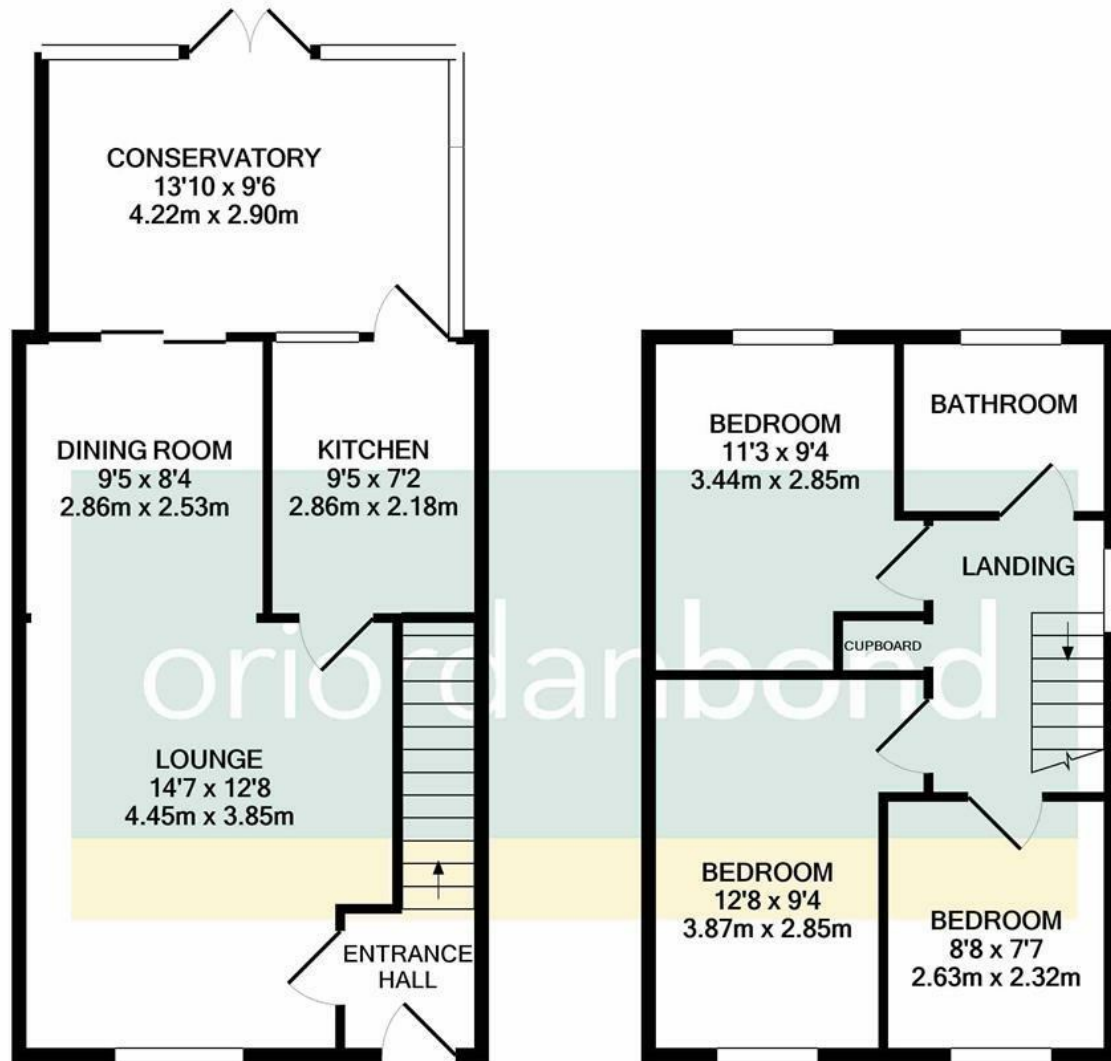
O'Riordan Bond is pleased to offer to the market this well presented three bedroom semi-detached property situated in the popular area of The Arbours. The property is located within the school catchment for popular Weston Favell Academy, is close to local amenities and has good road links.

The accommodation comprises entrance hall, sitting room open to dining room, kitchen with integrated appliances and conservatory with recently upgraded roof. To the first floor are three generous size bedrooms and a family bathroom. Outside is a laid to lawn front garden with driveway providing off road parking for at least two cars leading to a carport. The rear garden is mainly laid to lawn with a paved patio and timer retaining fence. Further benefits include uPVC double glazing and gas radiator heating. (A/873/M)

- Three bedroom semi-detached home
- Sitting room open to dining room
- Conservatory with upgraded roof
- Gas radiator heating
- Enclosed rear garden
- Off road parking and carport







TOTAL APPROX. FLOOR AREA 873 SQ.FT. (81.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: C
- 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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