



# Charnwood Avenue

Westone, Northampton

oriordanbond  
SALES & LETTINGS



# Charnwood Avenue

Westone  
NN3 3DY

Guide Price  
£250,000

O'Riordan Bond welcome to the market this extended three bedroom semi-detached dormer bungalow located within the popular area of Westone. Offered for sale with no onward chain, this property is within close proximity of local shops and amenities as well as having good public transport links.

The accommodation comprises entrance hall, sitting room with bay window to the front, kitchen/dining room, two double bedrooms and a re-fitted shower room. To the first floor is a further double bedroom. Outside is a laid to lawn front garden and block paved driveway providing ample off road parking leading to a single garage. The rear garden is secluded and laid mainly to lawn with a paved patio and timber and brick shed. Further benefits include uPVC double glazing and gas radiator heating. (C/972/M)

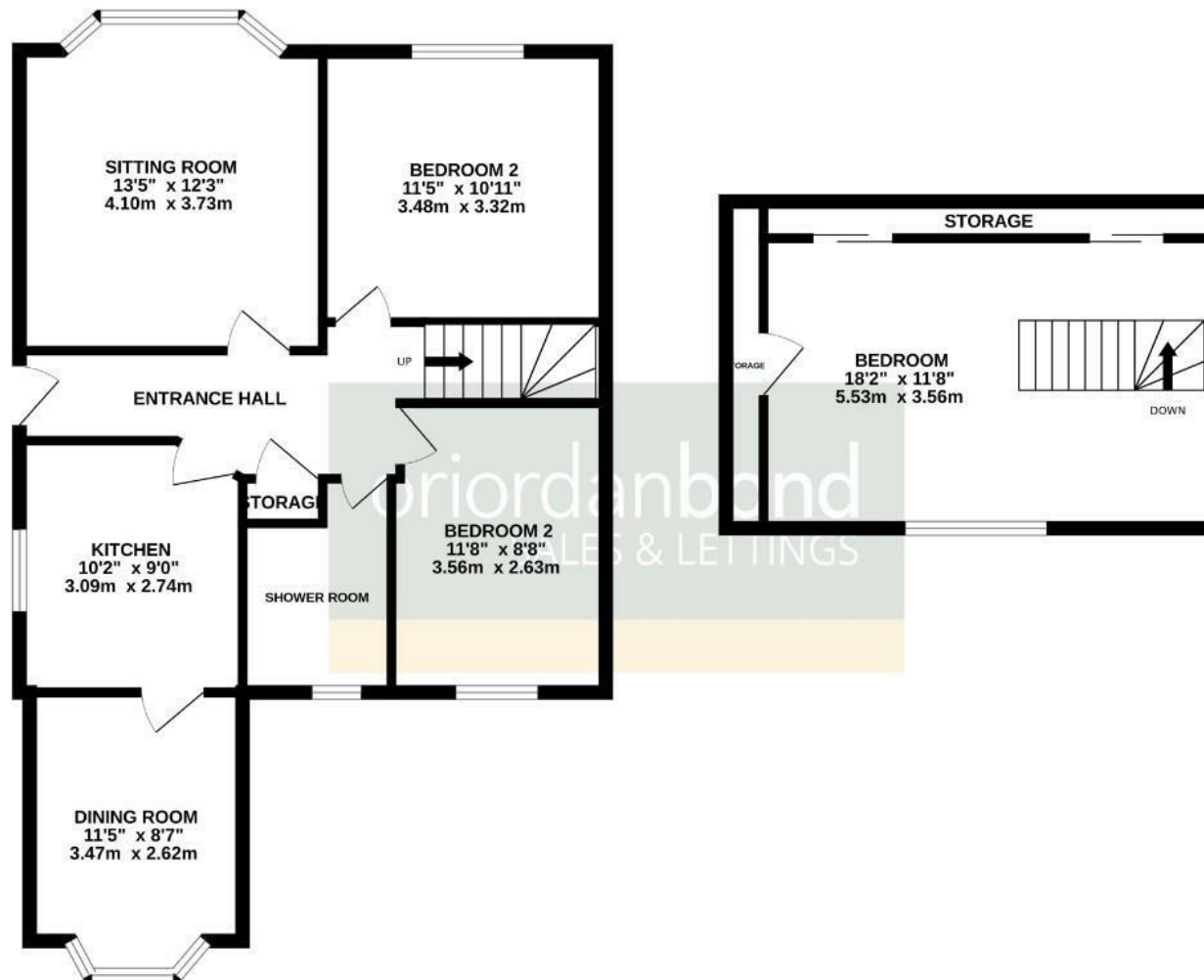
- Extended three bedroom semi-detached dormer bungalow
- Two reception rooms
- Re-fitted kitchen
- Secluded rear garden
- Ample off road parking and garage
- No onward chain





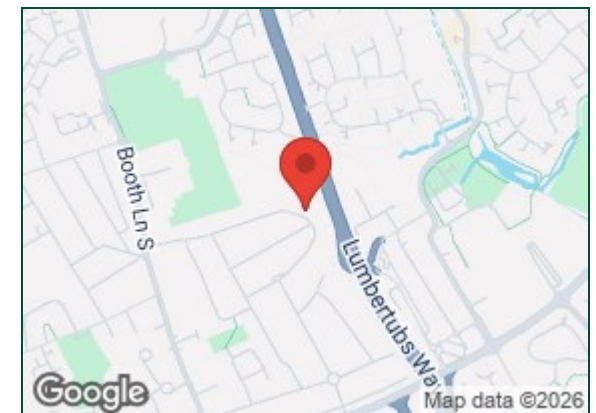
GROUND FLOOR  
713 sq.ft. (66.3 sq.m.) approx.

1ST FLOOR  
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA: 973 sq.ft. (90.4 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: C
- 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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