



**35 Windermere Way**  
Boothville, Northampton

**oriordanbond**  
SALES & LETTINGS

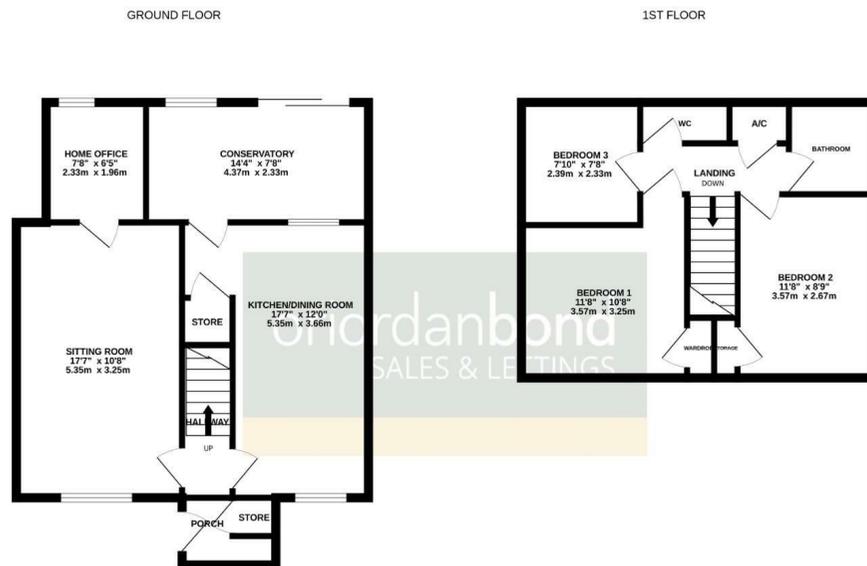


## 35 Windermere Way

Boothville

NN3 6PA

PRICE £235,000



TOTAL FLOOR AREA: 1050sq.ft. (97.5 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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An extended and well presented terraced home situated in an enclosed 'no through-road' position in this popular residential location. The property has been much improved by the current owners.

Accommodation comprises entrance hall, sitting room, re-fitted kitchen/dining room, home office and a conservatory. The first floor provides three double bedrooms, a re-fitted bathroom and a re-fitted separate WC. Outside to the rear is an enclosed rear garden backing onto parkland. To the front is a double width driveway providing ample off road parking. Further benefits include gas radiator heating and uPVC double glazing. (B/1050/S)

### Additional information

- Council Tax Band: A
- 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.

O'Riordan Bond Abington Sales

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