



# Berkeley Close

Cliftonville, Northampton

oriordanbond  
SALES & LETTINGS



## Berkeley Close

Cliftonville  
NN1 5BJ

Price  
£400,000

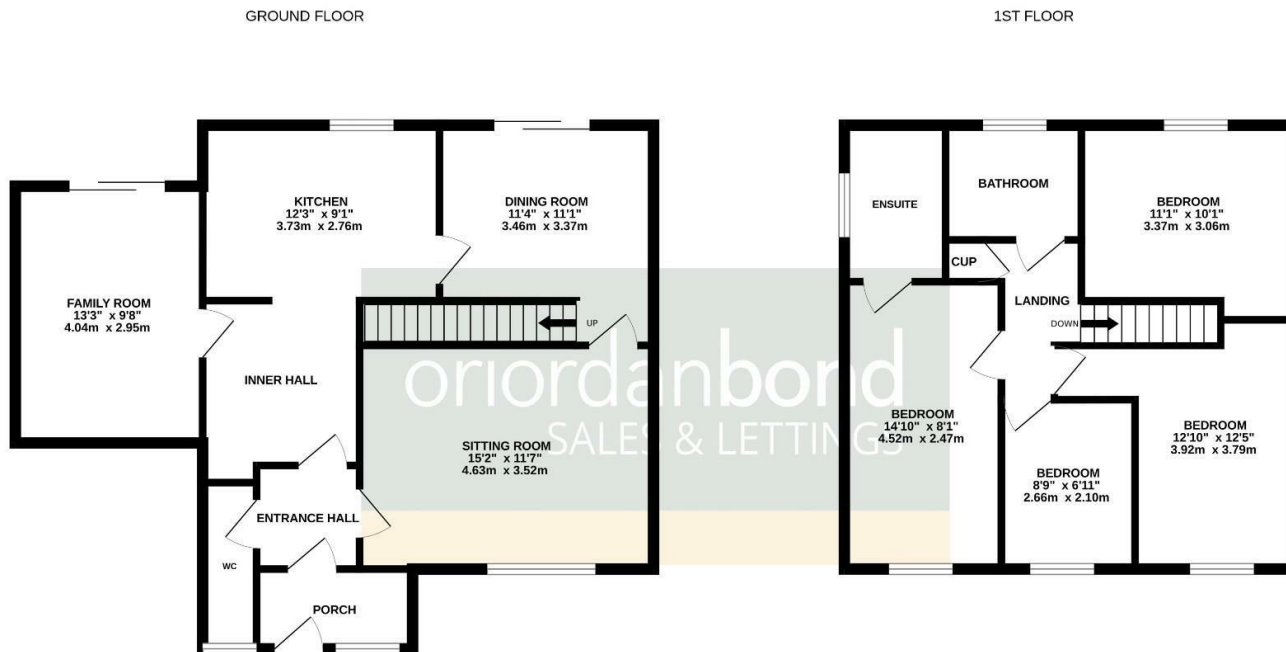
O'Riordan Bond is pleased to offer for sale this impressive four bedroom detached family home located within a short walk to Northampton General Hospital and St. Andrews Hospital as well as good access to the town centre.

The accommodation comprises entrance hall, cloakroom/WC, sitting room, dining room, third reception/family room and kitchen. To the first floor are three double bedrooms and a further single bedroom. There is an en-suite shower room to the master bedroom and a further re-fitted family bathroom. Outside are landscaped gardens to the front and rear of the property and a driveway providing off road parking leading to a garage. Further benefits include uPVC double glazing, gas radiator heating and no onward chain. (B/1239/M)

- Four bedroom detached home
- En-suite to master bedroom
- Three reception rooms
- Landscaped rear garden
- Driveway and garage
- No onward chain







TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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: E
- 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.

O’Riordan Bond Abington Sales

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