



**11 Kent Road**  
**St. Crispin, Northampton**

**oriordanbond**  
SALES & LETTINGS



## 11 Kent Road

St. Crispin

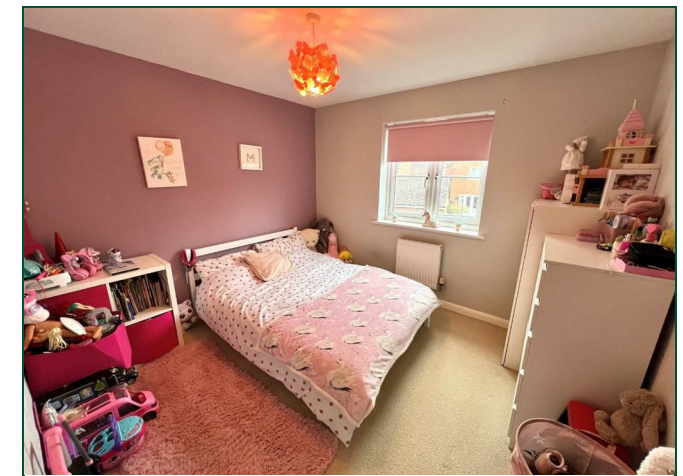
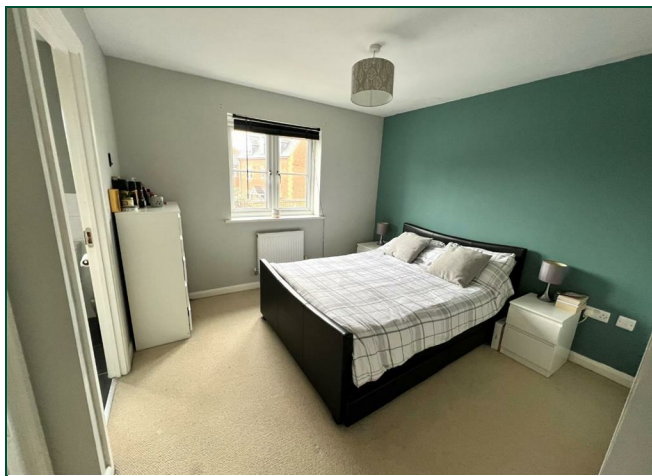
NN5 4XB

£300,000

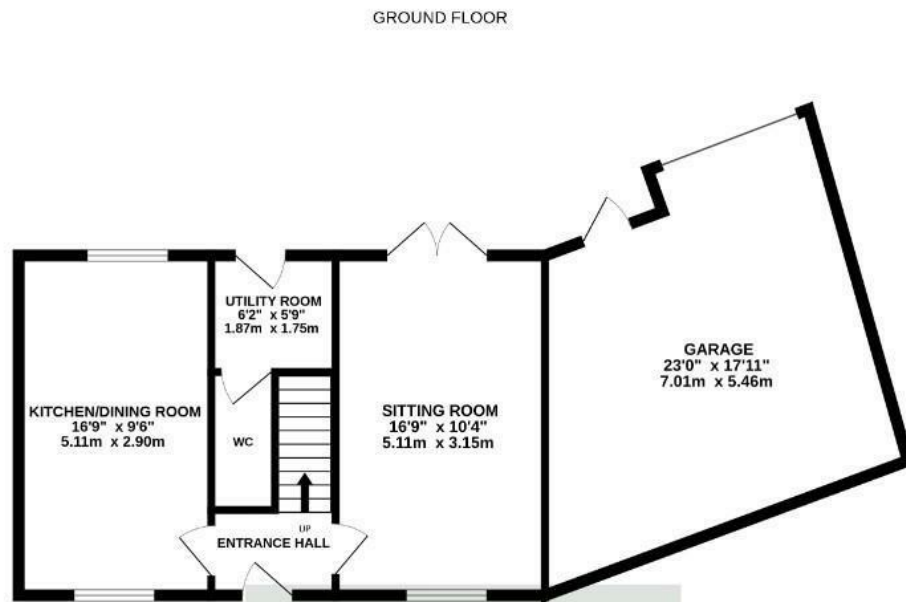
**A modern three bedroom end terrace family home, situated in the highly desirable area of St. Crispin, located within close proximity of local schools and amenities within St. Crispin Retail Village.**

Accommodation comprises entrance hall, sitting room, kitchen/dining room, utility room and cloakroom/WC. The first floor offers three bedrooms with fitted wardrobes and en-suite to the master and a re-fitted family bathroom. Outside is a front garden with driveway located within a private gated area providing off road parking leading to a large 23' x 18' garage. To the rear is a well maintained enclosed garden with lawn, paved patio and decking areas. Further benefits include uPVC double glazing and gas radiator heating. (A/861/M)

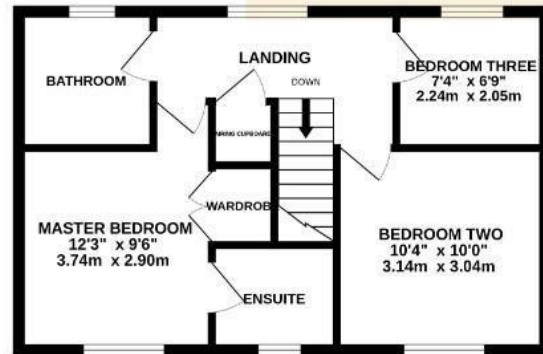
- Modern three bedroom end terrace
- En-suite to master bedroom
- Re-fitted family bathroom
- Gas radiator heating
- Enclosed rear garden
- Off road parking and large garage







1ST FLOOR

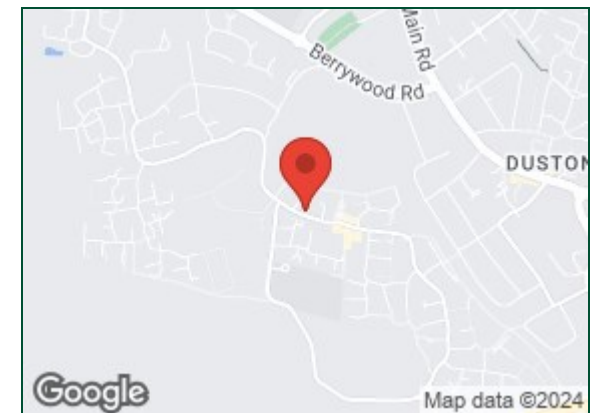


SQ. FTG DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA: 861sq.ft. (80.0 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: 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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