

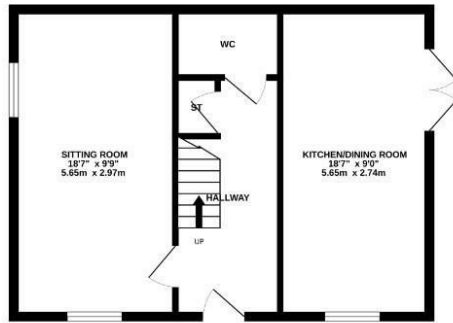


**Eden Road**  
St Crispin, Northampton

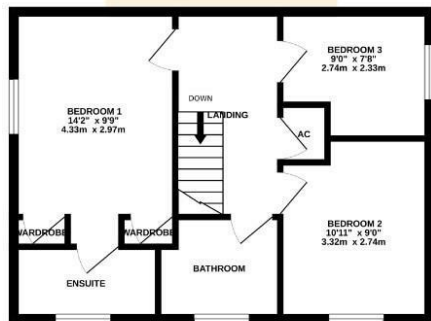
**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR



1ST FLOOR  
oriordanbond  
SALES & LETTINGS



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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.  
Made with Metropix C3024

## Eden Road

St Crispin  
NN5 4FL

PRICE £295,000

A modern three bedroom semi-detached house, in this quiet residential street, on the popular development of Marina Park, on the west side of Northampton. Excellent facilities are available immediately on the development including local shops, schools and recreational facilities. Easy access to two junctions of the M1 provides great road links to other areas and Northampton train station is just 2.5 miles.

The property is offered for sale in excellent condition with accommodation to include spacious entrance hall, cloakroom/WC, sitting room, fitted kitchen/dining room with built-in appliances, first floor landing, master bedroom with en-suite shower room and fitted wardrobes, two further good size bedrooms and family bathroom/WC. The property benefits from gas radiator heating and uPVC double glazing. Outside there is an open plan front garden with driveway to side providing off road parking and leading to the detached garage. The rear garden is a good size, landscaped and fully enclosed. (A/928/M)

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: B

### 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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