



**Dave Bowen Close**  
St Crispin, Northampton

**oriordanbond**  
SALES & LETTINGS



## Dave Bowen Close

St Crispin  
NN5 4US

GUIDE PRICE £290,000

A modern double fronted three bedroom end terraced house which is a minutes walk from Frank Large playing fields and a very short walk to St. Crispin Retail Village which includes the local pub Hops and Chops. The property has been well maintained and improved by the current sellers with the added benefit of gas radiator heating, uPVC double glazing, a detached garage and allocated parking behind secure electronic gates.

The accommodation comprises entrance hall, sitting room, fitted kitchen/dining room, utility room, cloakroom/WC, first floor landing, master bedroom with en-suite shower room, two further good size bedrooms and family bathroom with shower over bath. There is an open plan front garden and a landscaped easy maintenance rear garden with artificial lawn and composite decking. (A/818/M)

### 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.

O’Riordan Bond Duston Sales  
01604 589007

duston@oriordanbond.co.uk

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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