



**Baring Road**

St James, Northampton

**oriordanbond**  
SALES & LETTINGS





## Baring Road

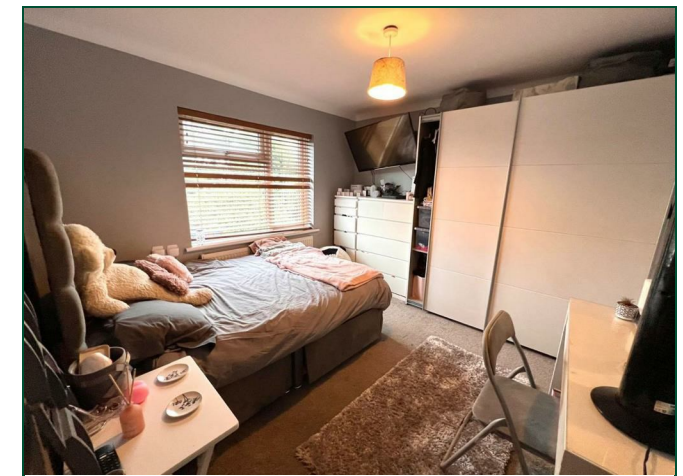
St James  
NN5 7BA

Price  
£279,995

Located in the popular area of St. James, set within close proximity to local schools and shops along with Northampton's town centre and train station, is this extended three bedroom end terraced house.

Accommodation comprises entrance hall, sitting room, kitchen/dining room with fitted appliances, conservatory, utility room and cloakroom/WC. The first floor comprises three generous size bedrooms and the family bathroom. Outside is a low maintenance rear garden with summerhouse and outside bar area and off road parking for two cars to the front. Further benefits include uPVC double glazing and gas radiator heating. (B/1244/M)

- Extended three bedroom end terraced property
- Kitchen/dining with fitted appliances
- Conservatory
- Gas radiator heating
- Low maintenance rear garden
- Off road parking



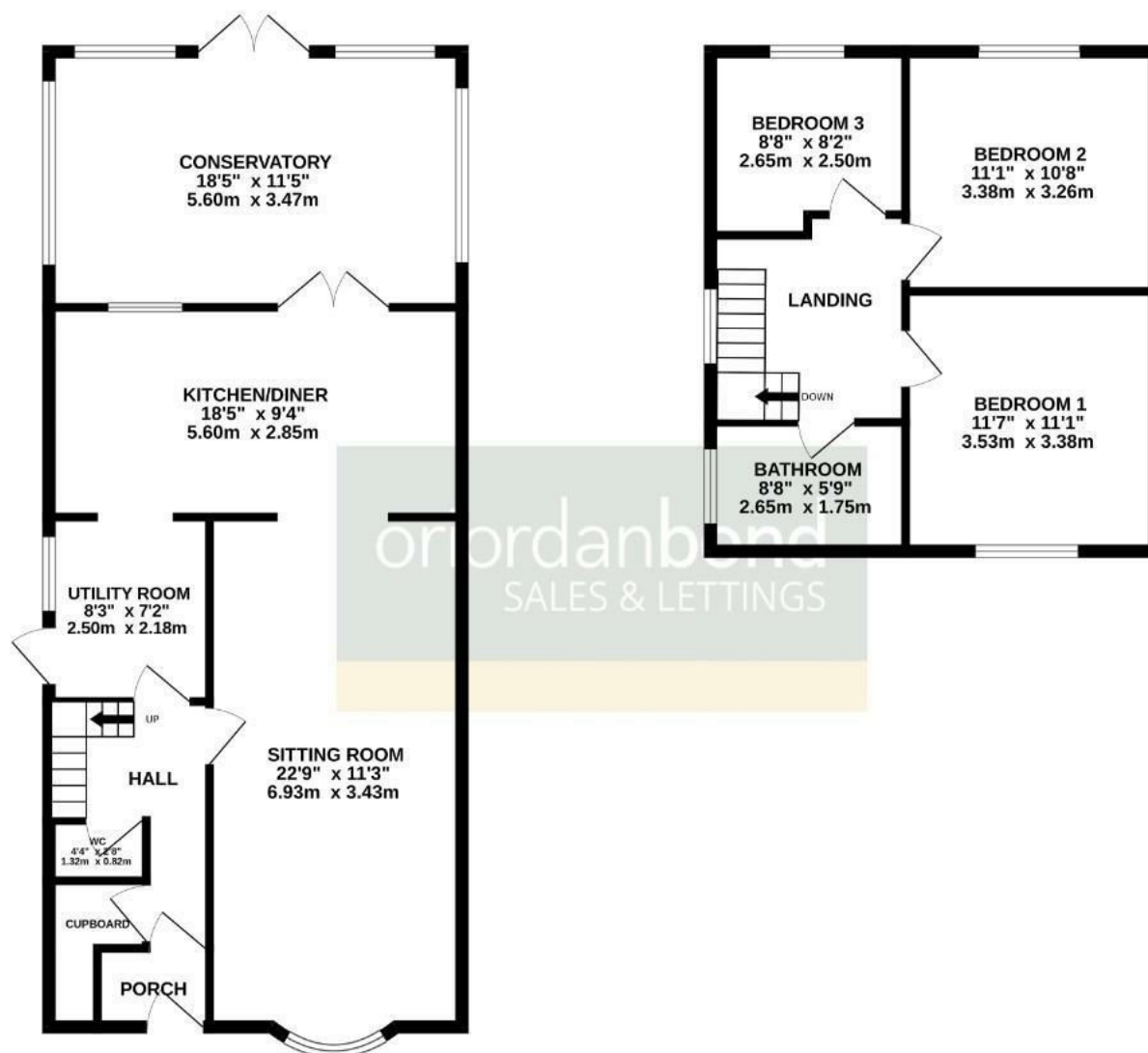






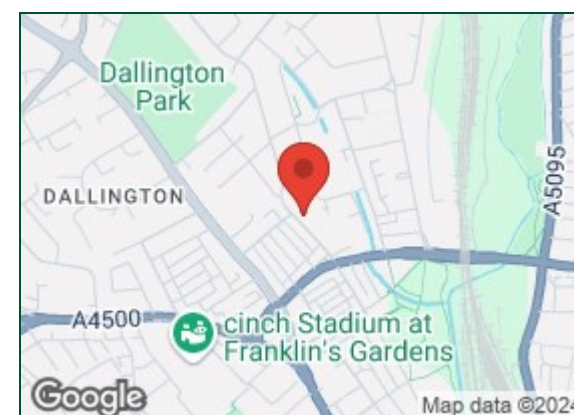
GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.

1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1244 sq.ft. (115.6 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: B
- 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.

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