



# St James Park Road

St James, Northampton

oriordanbond  
SALES & LETTINGS





GROUND FLOOR



1ST FLOOR



## St James Park Road

St James

NN5 5EL

PRICE £269,995

Offering generous and versatile living space throughout is this well presented three bedroom double bay fronted terraced house. The property is located in the popular area of St. James, offering lovely views over Victoria Park, set within close proximity to Northampton town centre and train station.

The accommodation comprises entrance hall, open plan sitting/dining room, breakfast room, re-fitted kitchen and cloakroom/WC. To the first floor are three double bedrooms, a family bathroom and a separate family shower room. Outside is a courtyard style front garden and an enclosed rear garden with lawn and patio areas. Further benefits include gas radiator heating and uPVC double glazing. (B/1418/S)

### 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.

O'Riordan Bond Duston Sales

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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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