



**7 Briar Hill Walk**  
Delapre, Northampton

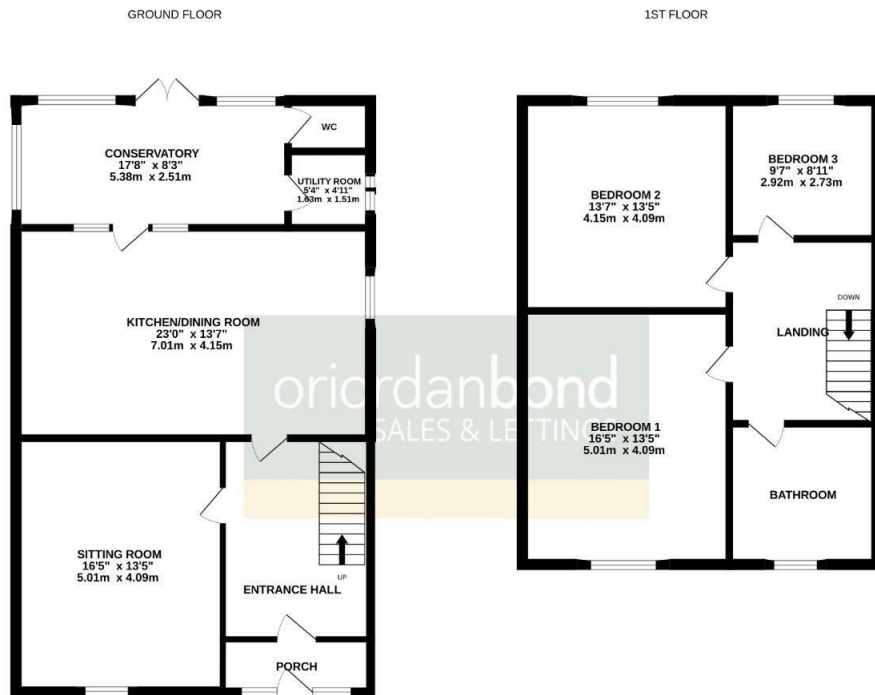
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SALES & LETTINGS



## 7 Briar Hill Walk

Delapre  
NN4 8LN

PRICE £259,995



A modern well maintained three bedroom semi-detached home situated in the popular area of Delapre. The current owners have significantly improved the property. The popular Delapre Abbey is close by along with many local amenities and the town centre and train station is just a short drive or bus trip away as well as access to good local road links.

The accommodation comprises porch, entrance hall, sitting room, kitchen/dining room and conservatory with utility room and WC off. To the first floor are three bedrooms, a modern family bathroom and access to loft storage. Externally is a large rear garden with lawn and established trees and shrubbery along with a good size patio. There is off road parking for two vehicles to the front of the property. Further benefits include uPVC double glazing and gas radiator heating. (A/887/L)

### 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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TOTAL FLOOR AREA: 887sq.ft. (82.4 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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