



# Delapre Crescent Road

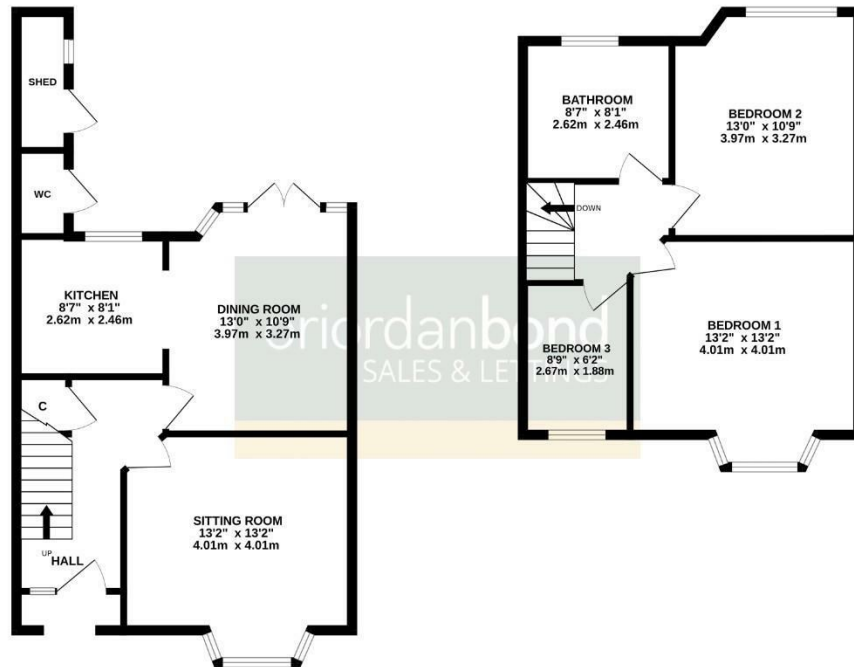
Far Cotton, Northampton

oriordanbond  
SALES & LETTINGS



GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.

1ST FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, 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 guidance 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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## Delapre Crescent Road

Far Cotton

NN4 8NH

PRICE £199,995

Offered to the market with no onward chain is this mature, double bay fronted terraced home situated in the popular area of Far Cotton. This property is in need of some cosmetic updating and offers accommodation of over 900 square feet.

Entrance hall, sitting room and dining room with a fitted kitchen off. To the first floor is access to the loft space, three bedrooms and a modern four-piece bathroom. Outside to the front is a forecourt garden with wrought iron gate and to the rear is an enclosed south facing garden with lawned area, brick outside WC and outbuilding, timber pergola and timber fencing. There is also a single garage to the rear accessed via a service road. (C/962/M)

### 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 Far Cotton Sales

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