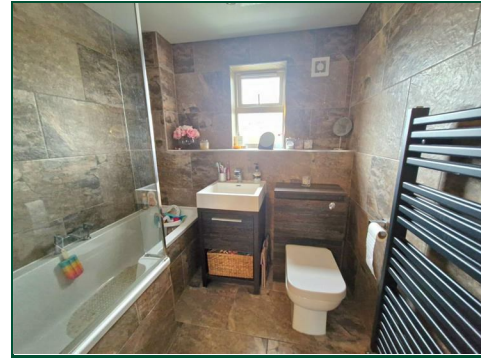




# St Leonards Court

Far Cotton, Northampton

oriordanbond  
SALES & LETTINGS



# St Leonards Court

Far Cotton

NN4 8BL

PRICE £264,600

A nicely presented modern three bedroom semi-detached home, offered for sale in the very popular area of Far Cotton, within walking distance to a variety of amenities including retails stores, restaurants, supermarkets and local schools.

The accommodation comprises entrance hall with stairs to first floor, cloakroom/WC, sitting room and modern fitted kitchen/dining room. On the first floor are three bedrooms and family bathroom. Outside, to the front is off road parking for two cars. The rear garden is enclosed by timber fencing around with side access gate, patio area and remainder being laid to lawn. Further benefits include gas radiator heating and double glazing. (B/804/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.

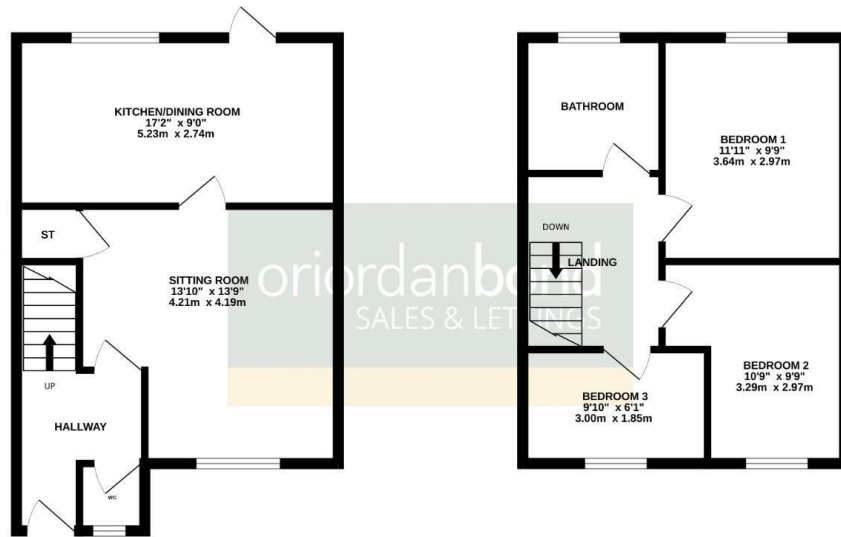
O’Riordan Bond Far Cotton Sales

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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 804 sq.ft. (74.7 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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