



**Winchester Road**  
Delapre, Northampton

**oriordanbond**  
SALES & LETTINGS



## Winchester Road

Delapre  
NN4 8AZ

PRICE £240,000

This extremely well presented modern three bedroom semi-detached home with off road parking and single garage is offered for sale in the very popular area of Delapre.

Accommodation comprises entrance porch, entrance hall with stairs to first floor, sitting room and kitchen, conservatory and cloakroom/WC. The first floor has three bedrooms and a family bathroom. Outside is off road parking to the front of the property and a single garage in the garden. There is a private enclosed rear garden with decking area, further patio and the remainder being artificial lawn. Further benefits include gas radiator heating and double glazing. (B/858/M)

### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

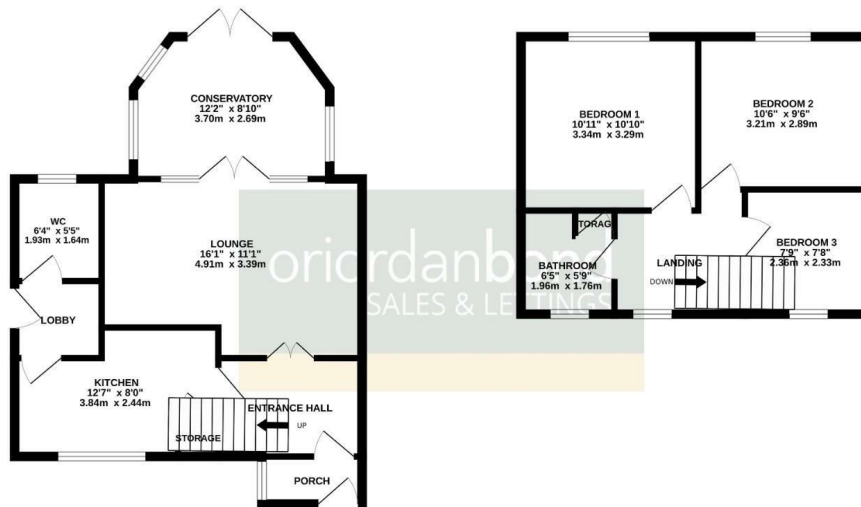
O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 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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