



**Delapre Street**  
Far Cotton, Northampton

**oriordanbond**  
SALES & LETTINGS





GROUND FLOOR  
510 sq. ft. (47.4 sq. m.) approx.



1ST FLOOR  
465 sq. ft. (43.2 sq. m.) approx.



## Delapre Street

Far Cotton

NN4 8HB

PRICE £210,000

This three bedroom Victorian terraced property is offered for sale in the very popular area of Far Cotton. The property provides good access to local amenities as well as Delapre Primary School and Queen Eleanor Primary Academy.

The accommodation comprises entrance hall with stairs to the first floor, sitting/dining room, modern fitted kitchen with integrated oven, hob, extractor, a separate utility room with space for white goods and a cloakroom/WC. To the first floor are three bedrooms and a re-fitted bathroom suite. Outside is a private enclosed rear garden enclosed by fencing to all sides. Further benefits include double glazing and gas radiator heating. (B/975/M)

### Additional information

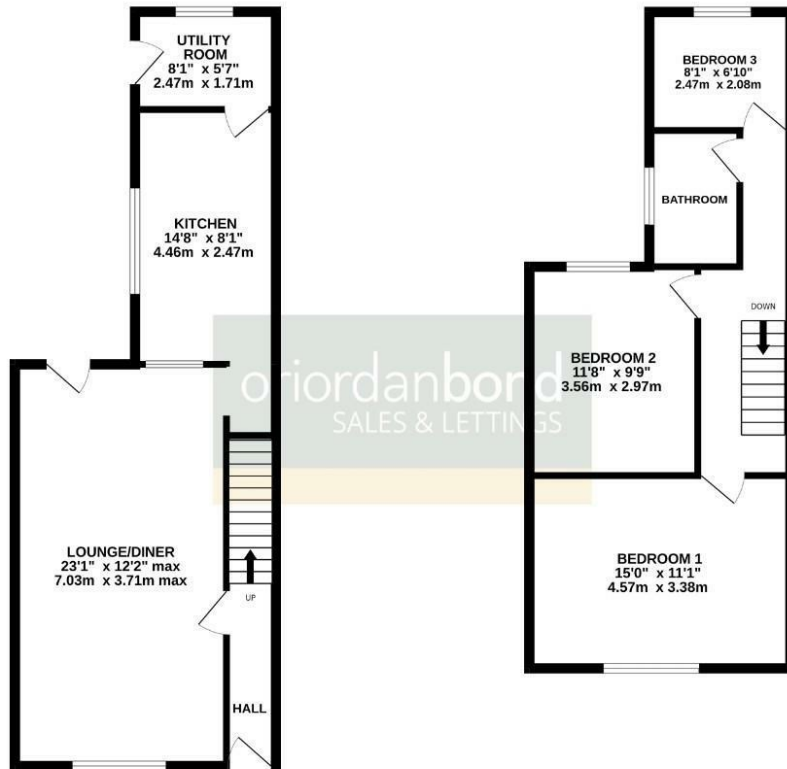
- Council Tax Band: A
- Energy Efficiency Rating: D

### 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.



TOTAL FLOOR AREA: 975 sq. ft. (90.6 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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