



# Thorn Hill

Briar Hill, Northampton

oriordanbond  
SALES & LETTINGS



# Thorn Hill

Briar Hill  
NN4 8SN

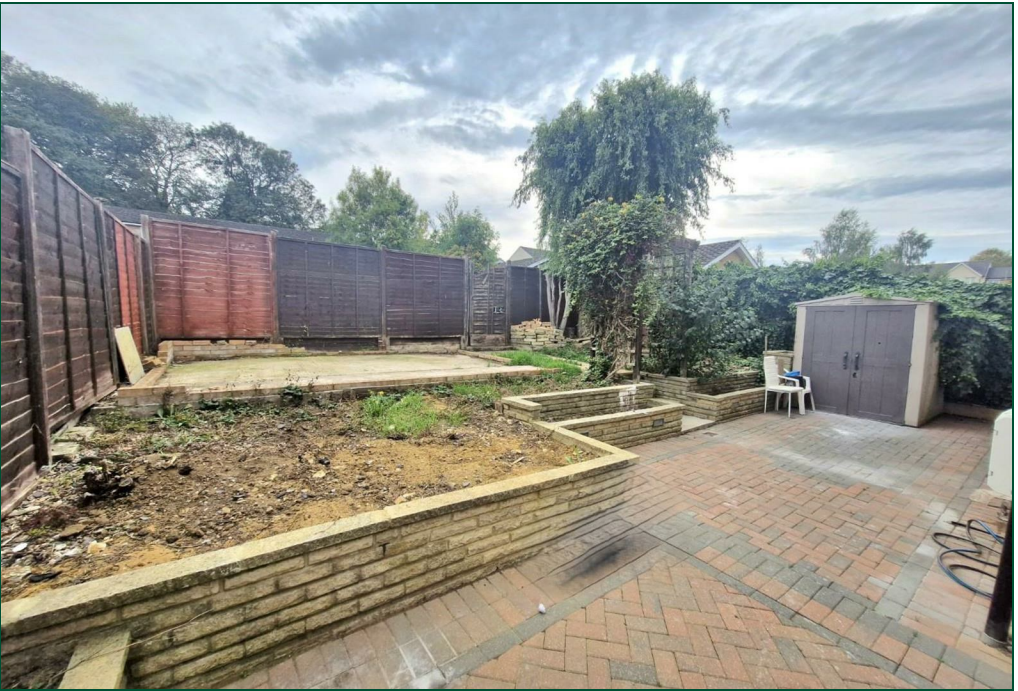
Price  
£239,995

Offered for sale with no onward chain is this four bedroom end terraced family home in the very popular area of Briar Hill, part of NN4. The property is located close to Briar Hill Primary School and good access to local amenities.

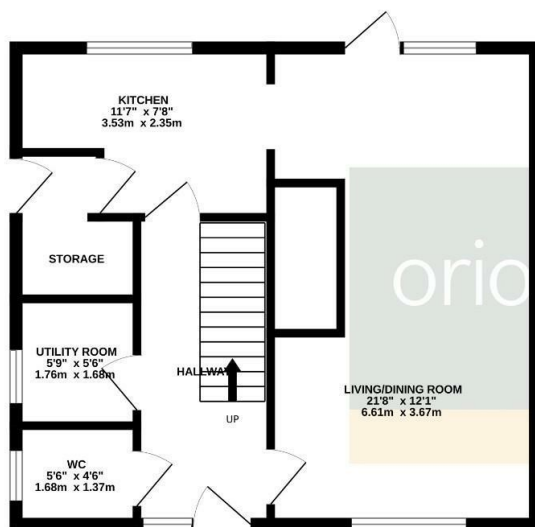
The accommodation comprises entrance hall with stairs to first floor, sitting/dining room, modern refitted kitchen, utility and cloakroom/WC. On the first floor are four bedrooms and a family bathroom. Outside is a front garden enclosed by timber fencing, laid to lawn and pathway leading to the front door. The private rear garden is enclosed by timber fencing with gated side access, a patio to the immediate rear and side with steps leading to a further raised area with flower, tree and shrub borders. Further benefits include uPVC double glazing and gas radiator heating. (B/1033/M)

- Four bedroom end terraced home
- Living/dining room
- Modern re-fitted kitchen
- Utility and WC
- Front and rear gardens
- No onward chain

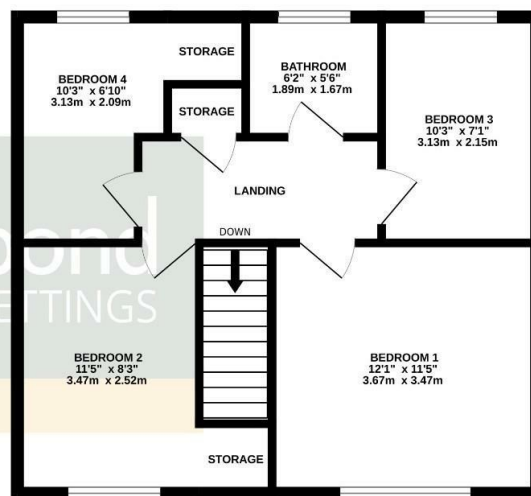




GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.

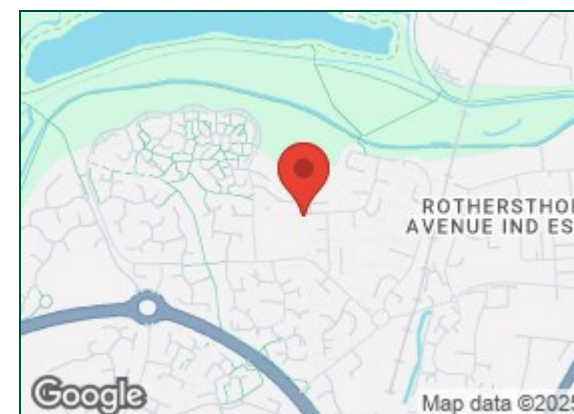


1ST FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.3 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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#### Additional information

- Council Tax Band: B
- 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**  
01604 706007

farcotton@oriordanbond.co.uk

