



**Queen Eleanor Terrace**  
Far Cotton, Northampton

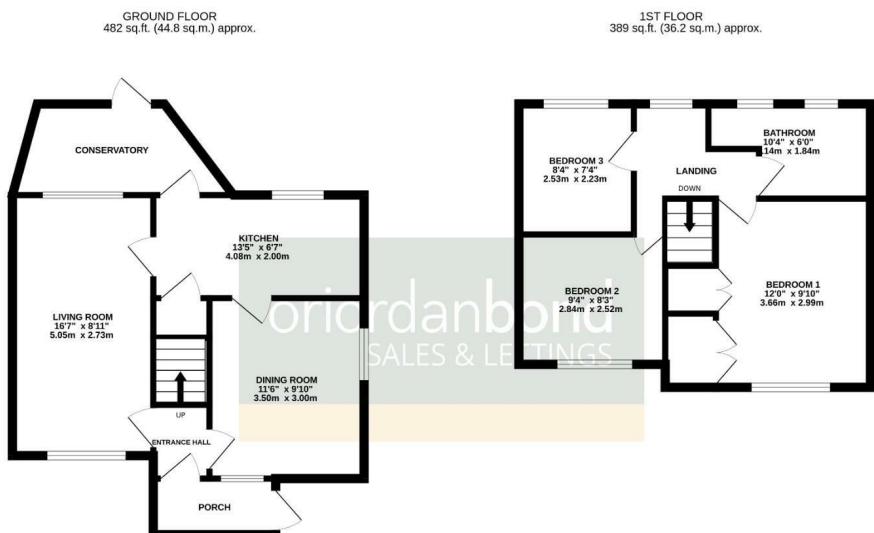
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SALES & LETTINGS



## Queen Eleanor Terrace

Far Cotton  
NN4 8NU

PRICE £249,995



**TOTAL FLOOR AREA:** 871 sq.ft. (80.9 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 inaccuracy. This floorplan is for guidance only and should not 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.

This three bedroom semi-detached home on a large corner plot is offered for sale in the very popular Far Cotton, part of NN4. Situated in a cul-de-sac, the property is located close to Delapre Abbey as well as good access to the the town centre and train station.

The accommodation comprises entrance porch, entrance hall, sitting room, dining room, fitted kitchen and conservatory. To the first floor are three bedrooms and family bathroom. Outside is a large wrap around front garden with off road parking for two cars. To the rear is a large enclosed garden with patio area to the immediate rear, steps to a raised decked area and artificial lawn with further steps to a second decked area, enclosed by timber fencing with flower and shrub borders, gated side access and single garage/workshop. Further benefits include gas radiator heating and uPVC double glazing. (B/871//L)

### 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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