

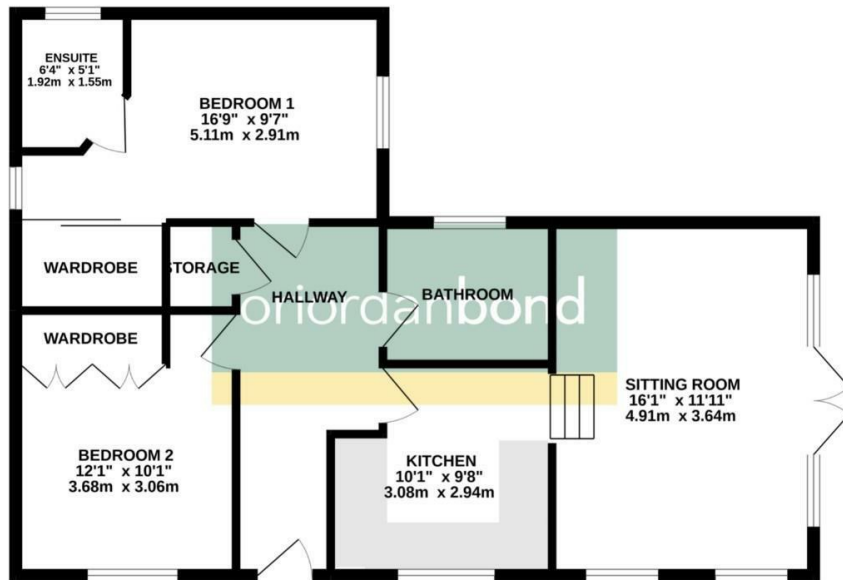


**1a Burford Avenue**  
Boothville, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA: 750sq.ft. (69.7 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 here have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## 1a Burford Avenue

Boothville  
NN3 6AF

OFFERS OVER  
£250,000

A unique modern detached bungalow situated in this popular location within the heart of Boothville. The property is offered to the market with a high standard of finish throughout.

Accommodation comprises entrance hall, split level and open plan kitchen into living room, two double bedrooms with en-suite to the master and a family bathroom. Outside are front, side and rear gardens and a double width driveway providing off road parking for two vehicles. The property further benefits from gas radiator heating, outright owned solar panels and uPVC double glazing. (B/750/S)

### Additional information

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

### 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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