



**Burford Avenue**  
Boothville, Northampton

**oriordanbond**  
SALES & LETTINGS



## Burford Avenue

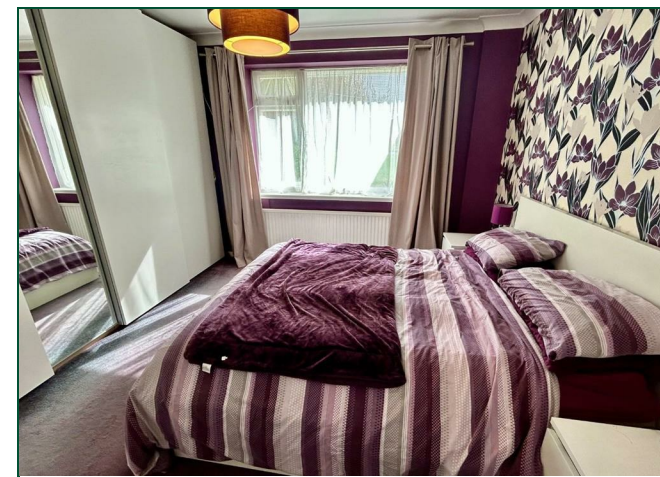
Boothville  
NN3 6AF

Price  
£335,000

A fully refurbished and extended semi-detached bungalow situated at the end of this quiet road within the ever popular Boothville. Offered to the market with no onward chain, the property is presented in excellent condition throughout.

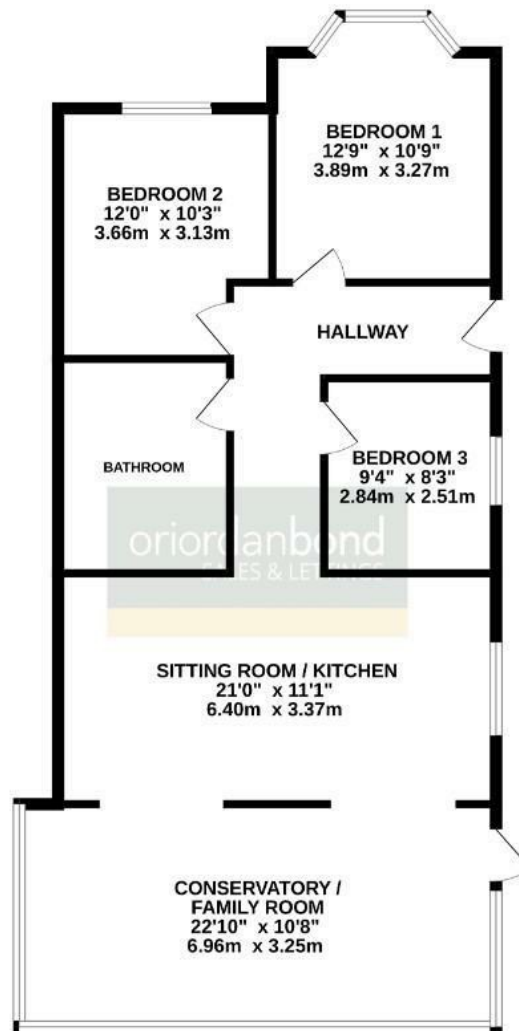
Accommodation comprises spacious entrance hall with hard wood flooring, a partially open plan and re-fitted kitchen/sitting/family room to the rear of the property, three well proportioned bedrooms and a stunning re-fitted bathroom. Externally, the property has substantial private gardens backing onto a pocket park and a driveway providing off road parking leading to a double garage. Further benefits include uPVC double glazing and gas radiator heating. (A/981/L)

- Refurbished and extended three bedroom semi-detached bungalow
- Partially open plan and re-fitted kitchen/sitting/family room
- Gas radiator heating
- Substantial private rear garden
- Driveway and double garage
- No onward chain



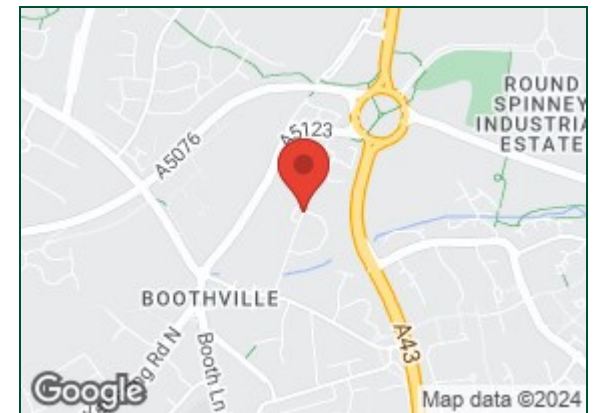


GROUND FLOOR  
981 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.2 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: C
- 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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