



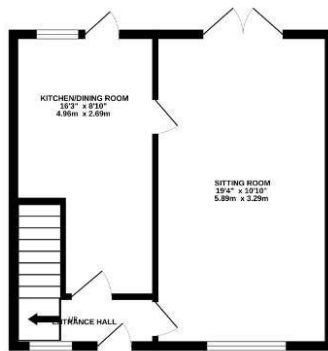
**Grange Road**  
Eastfield, Northampton

**oriordanbond**  
SALES & LETTINGS

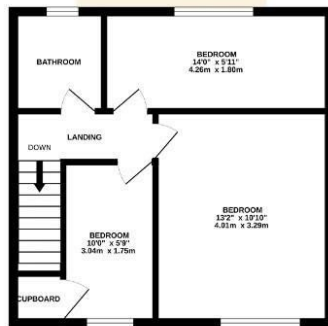




GROUND FLOOR



1ST FLOOR  
oriordanbond  
SALES & LETTINGS



TOTAL FLOOR AREA: 796sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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.  
Made with Viewpoint CO2008

## Grange Road

Eastfield  
NN3 2AZ

GUIDE PRICE £200,000

A mature three bedroom terraced property situated a short walk from Eastfield Park and close to many local schools including Weston Favell Academy and Northampton College.

The accommodation comprises entrance hall, large sitting room and spacious re-fitted kitchen/dining room to the ground floor with three good size first floor bedrooms and a re-fitted family bathroom. Outside is an enclosed front garden and a good size enclosed rear garden with patio area. Further benefits include double glazing and gas radiator heating. (B/796/M)

### Additional information

- Council Tax Band: A
- 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.

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