



**Brad Street**  
Moulton, Northampton

**oriordanbond**  
SALES & LETTINGS



## Brad Street

Moulton

NN3 6RQ

OFFERS OVER £325,000

A well presented three bedroom detached family home, offering good size living accommodation including a home office, garage and off road parking. Situated on the outskirts of Moulton village, this property has multiple local schools, great transport links via A45/A43 and many local amenities.

The accommodation comprises entrance hall, cloakroom/WC, home office/study, sitting room, modern kitchen/dining room with integrated appliances and a full length sunroom with bi-folding doors opening out to the rear garden. The first floor offers three fantastic size bedrooms with en-suite and fitted wardrobes to the master and a three-piece family bathroom. Externally is a low maintenance rear garden, a single garage with power and off road parking. Further benefits include uPVC double glazing and a gas radiator heating. (B/1312/S)

### Additional information

- Council Tax Band: D
- 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.

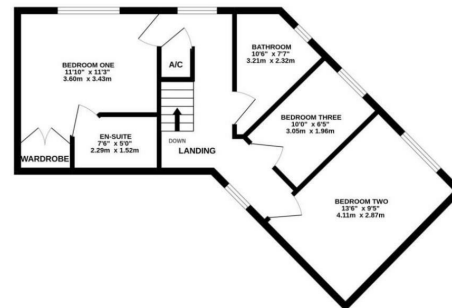
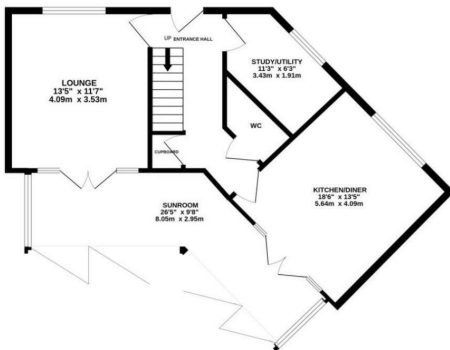
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GROUND FLOOR

1ST FLOOR



3-BEDROOM DETACHED

TOTAL FLOOR AREA: 1312sq.ft. (121.9 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 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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