



**Spinney Hill Road**  
Parklands, Northampton

**oriordanbond**  
SALES & LETTINGS

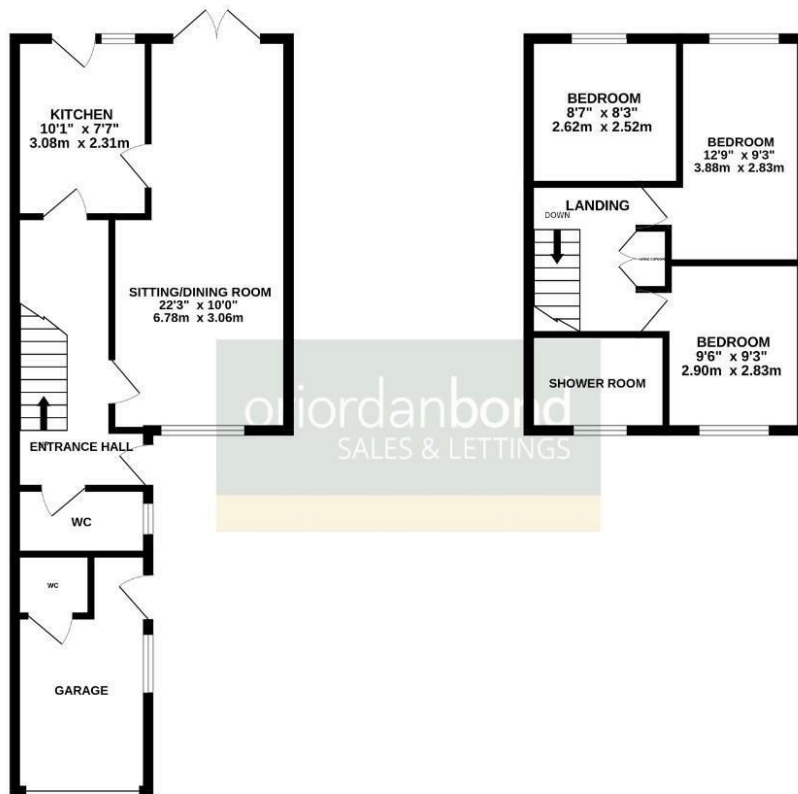




GROUND FLOOR



1ST FLOOR



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TOTAL FLOOR AREA: 850sq. ft. (79.0 sq.m.) approx.  
While 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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## Spinney Hill Road

Parklands

NN3 6DN

GUIDE PRICE £280,000

A rarely available three bedroom semi-detached home, situated in the heart of this popular residential area of Parklands, close to many local amenities including shops, parks and Northampton School for Girls.

The accommodation comprises large entrance hall, sitting/dining with French doors to garden, re-fitted kitchen with built-in cooking appliances, cloakroom/WC, part converted garage currently used as an office and a further re-fitted WC. To the first floor are three good size bedrooms and a re-fitted shower room. Outside is a large frontage with recently block paved driveway providing off road parking for several vehicles leading to a garage store/office and a private rear garden with large patio area. Further benefits include uPVC double glazing and gas radiator heating. (A/850/M)

### Additional information

- Council Tax Band: C
- 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.

O'Riordan Bond Parklands Sales

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