



# Prince Of Wales Row

Moulton, Northampton

oriordanbond  
SALES & LETTINGS





## Prince Of Wales Row

Moulton

NN3 7UN

OFFERS OVER £225,000

A double fronted three bedroom Victorian cottage, located on a private road, in close proximity to the centre of Moulton village. The property has been extended and modernised by the current owners and is offered for sale with no onward chain.

The accommodation comprises sitting room with fireplace and stone hearth, spacious kitchen/dining room with exposed brick feature surround and French doors to the rear garden and a separate utility/WC. To the first floor are three good size bedrooms and a family bathroom. Outside is a good size private rear garden which is mainly laid to lawn with patio area for entertaining. Further benefits include uPVC double glazing, gas radiator heating with combination boiler, stripped floors and doors and spot lighting. (B/861/L)

### Additional information

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

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

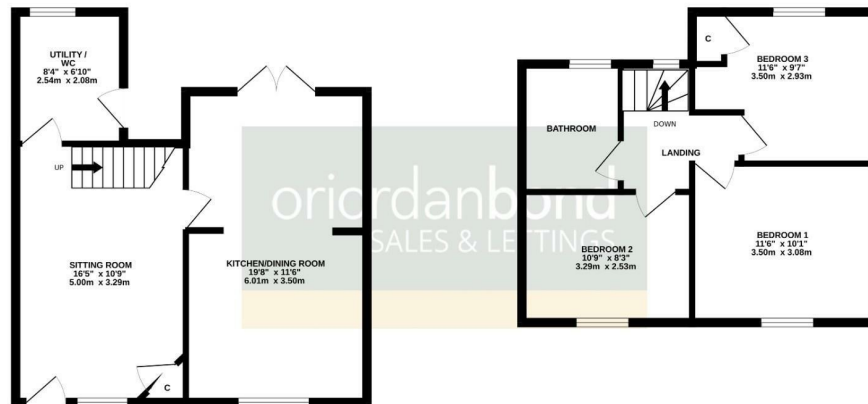
O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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