



# Woodcote Avenue

Parklands, Northampton

oriordanbond  
SALES & LETTINGS





## Woodcote Avenue

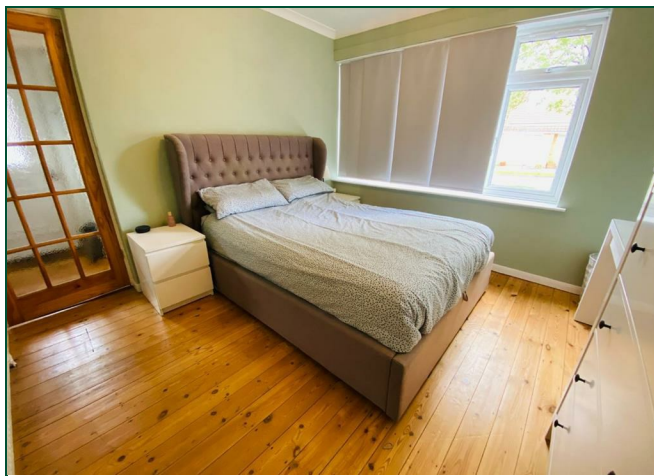
Parklands  
NN3 6DU

Guide Price  
£290,000

**An extended and superbly presented family home, situated within this sought after position, within Parklands, close to local amenities and Northampton School for Girls.**

Accommodation comprises large entrance hall, spacious sitting/dining room with wood burning stove and patio doors to the garden, re-fitted kitchen with some appliances to include Range cooker, double bedroom and a family bathroom. The first floor offers two further double bedrooms. Outside is low maintenance frontage with block paved driveway for several cars leading to a storage garage and a large private rear garden with paved entertaining area with barbecue, decked patio and large summerhouse with power, light and suited perfectly as an office or gym. Further benefits include uPVC double glazing and gas radiator heating with recently fitted combination boiler. (A/825/L)

- Extended three bedroom semi-detached family home
- Sitting/dining room with wood burning stove
- Re-fitted kitchen
- Gas radiator heating
- Large rear garden with summerhouse
- Off road parking

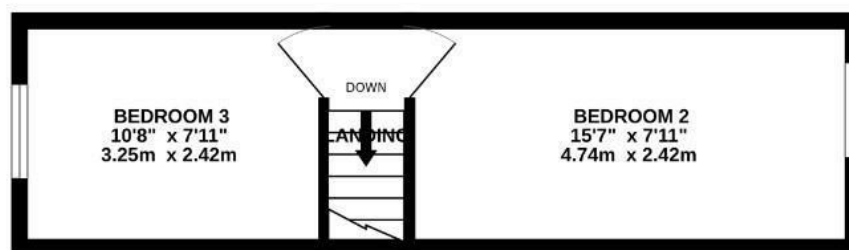
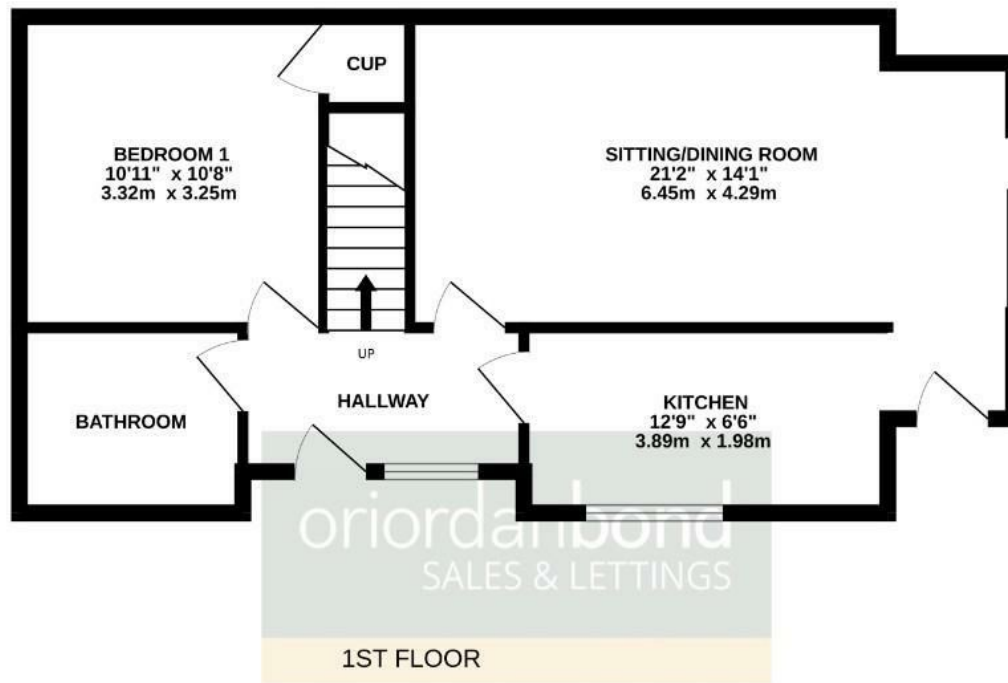








## GROUND FLOOR



TOTAL FLOOR AREA: 825sq.ft. (76.6 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.

**O'Riordan Bond Parklands Sales**

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