



# St Nicholas Drive

Moulton, Northampton

oriordanbond  
SALES & LETTINGS





# St Nicholas Drive

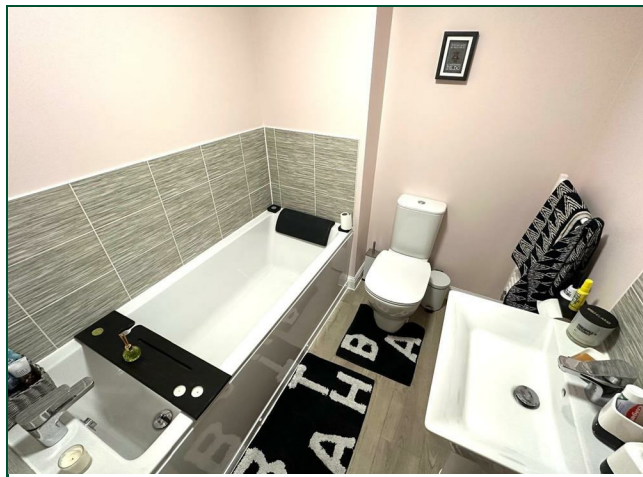
Moulton  
NN3 7DS

Offers Over  
£280,000

O'Riordan Bond is delighted to be the chosen agent for this recently constructed three bedroom semi-detached property, positioned on the outskirts of Moulton, offering good access to new amenities, road links and good local schooling.

The property is available with no onward chain and comprises entrance hall, cloakroom/WC, sitting room with bay window and an open plan kitchen/dining room with integrated appliances to the ground floor. The first floor offers three bedrooms with en-suite to the master and a further family bathroom. Outside there is allocated off road parking for two vehicles to the front with gated side access to an enclosed garden to the rear. Further benefits include uPVC double glazing and gas radiator heating. (A/809/M)

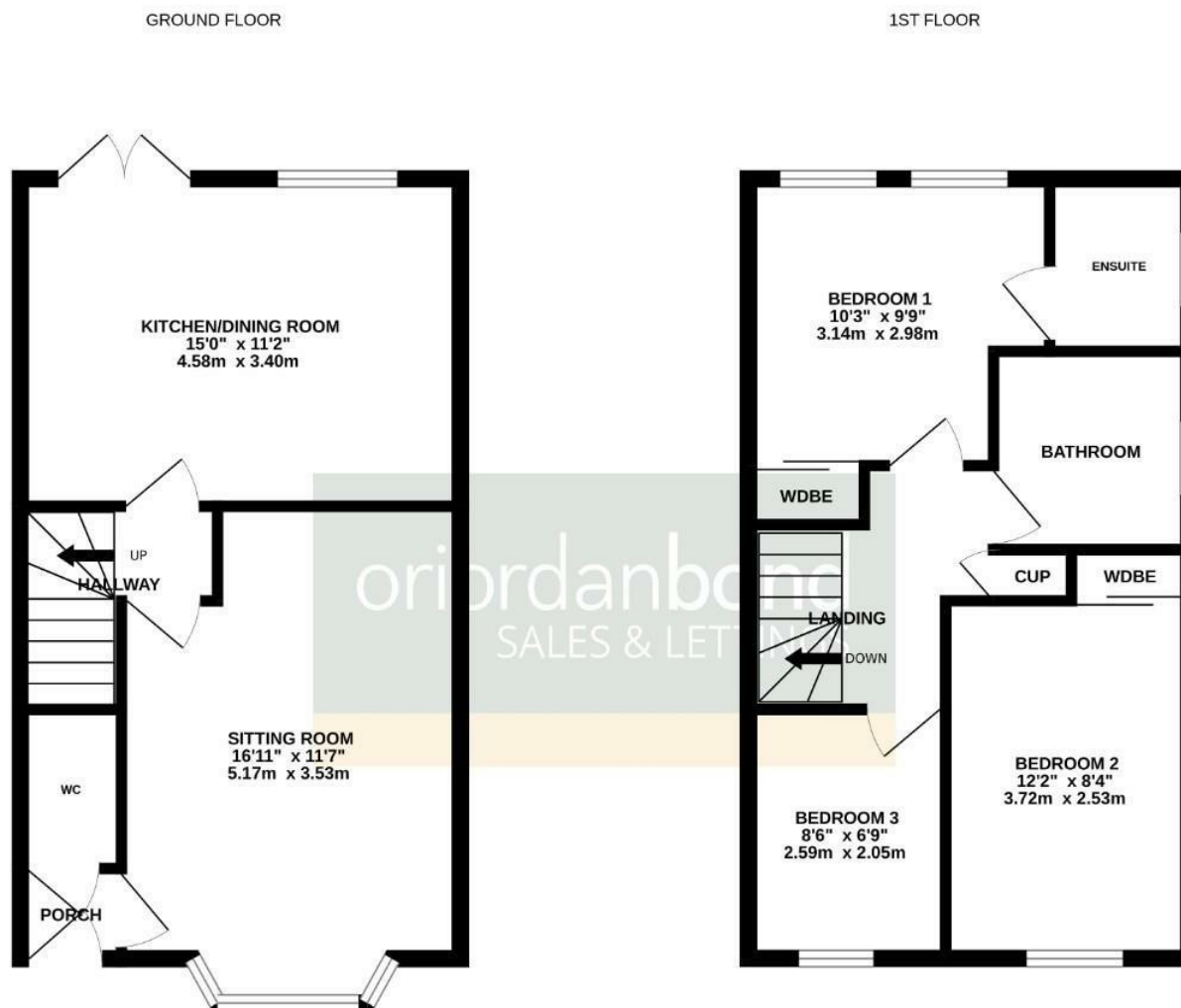
- Recently constructed three bedroom semi-detached
- En-suite to master bedroom
- Open plan kitchen/dining room
- Gas radiator heating
- Enclosed rear garden
- Two allocated parking spaces





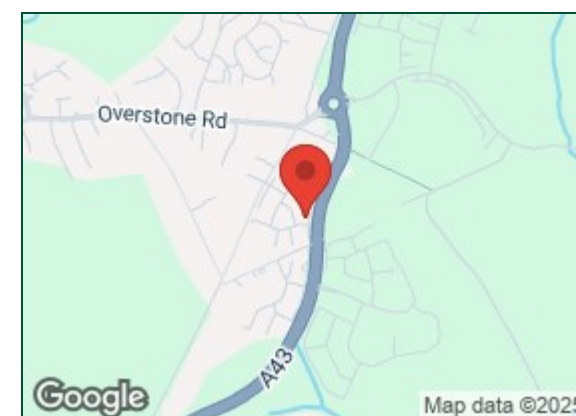






TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

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: B

### 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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