



Burford Avenue

Boothville, Northampton

oriordanbond
SALES & LETTINGS



Burford Avenue

Boothville
NN3 6AF

Guide Price
£325,000

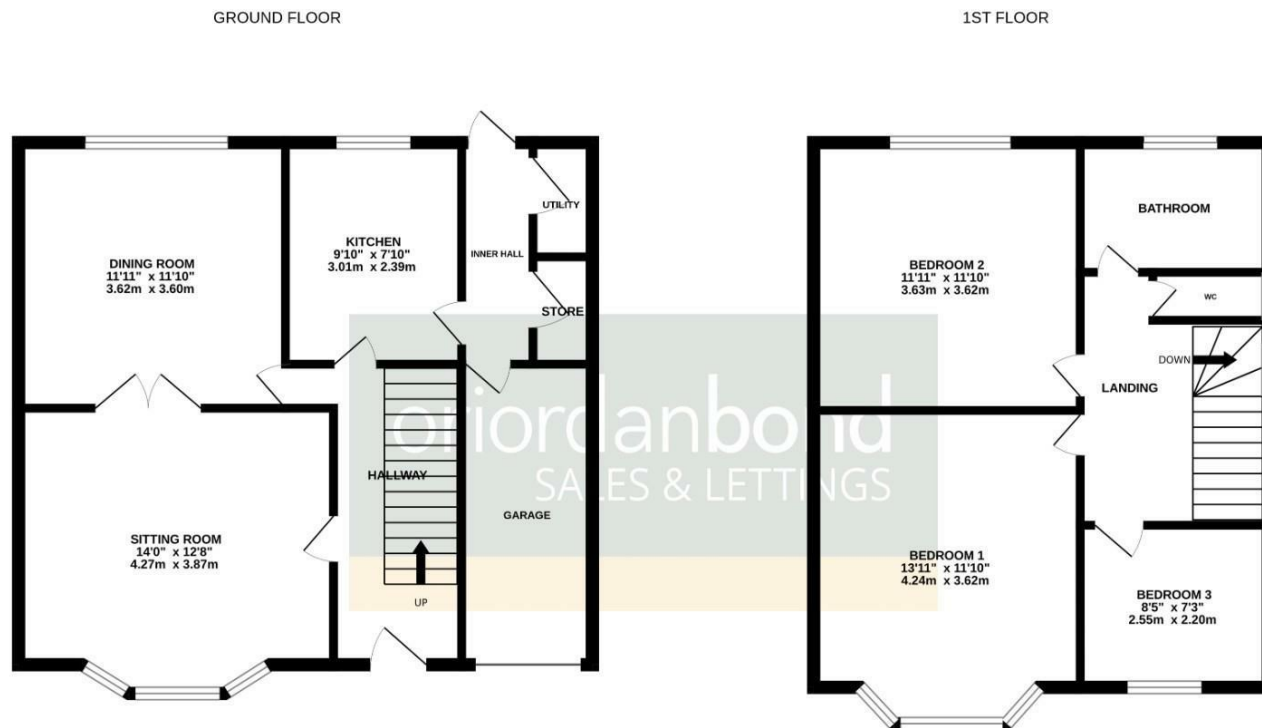
A beautifully presented and rarely available mature three bedroom semi-detached family home, in this sought after location within Boothville, close to local amenities and good local schooling.

The accommodation has been tastefully refurbished by the current owner and comprises entrance hall, sitting room with doors to a dining room, re-fitted kitchen with some integrated appliances, utility area and brick-store to the ground floor. The first floor offers three good size bedrooms with a re-fitted bathroom and separate refitted WC. Outside is landscaped frontage with driveway leading to a garage and a beautiful southerly facing landscaped garden to the rear with fruit trees and shrub borders. Further benefits include uPVC double glazing and gas radiator heating with combination boiler. (A/1050/L)

- Rarely available three bedroom semi-detached home
- Two reception rooms
- Re-fitted kitchen and bathroom
- Gas radiator heating
- Landscaped front and rear gardens
- Driveway and garage







TOTAL FLOOR AREA: 1050sq.ft. (97.5 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:

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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