



**Ryeland Road**

Duston, Northampton

**oriordanbond**  
SALES & LETTINGS





## Ryeland Road

Duston

NN5 6XN

GUIDE PRICE £269,500

A mature three bedroom semi-detached property situated on a great plot with open aspect to the front and a good size rear garden. The property has been maintained by the current owner to a high standard with an updated combi gas boiler and uPVC double glazing.

The accommodation includes entrance porch, entrance hall, sitting room, dining room, fitted kitchen/breakfast room, first floor landing, three well proportioned bedrooms, bathroom and separate WC. Outside is a good size front garden with gravelled parking area and a drive with parking for three cars leading to a detached garage. The rear garden is well maintained and enclosed. (B/850/M)

### 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.

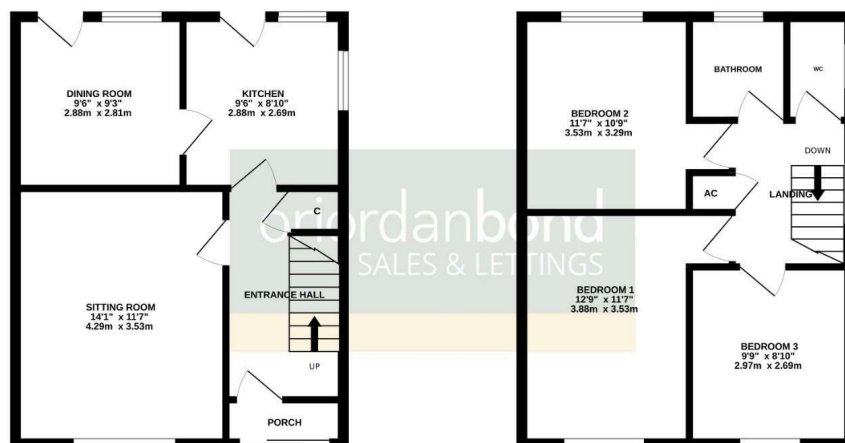
O'Riordan Bond Duston North Sales

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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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