



# Burmans Way

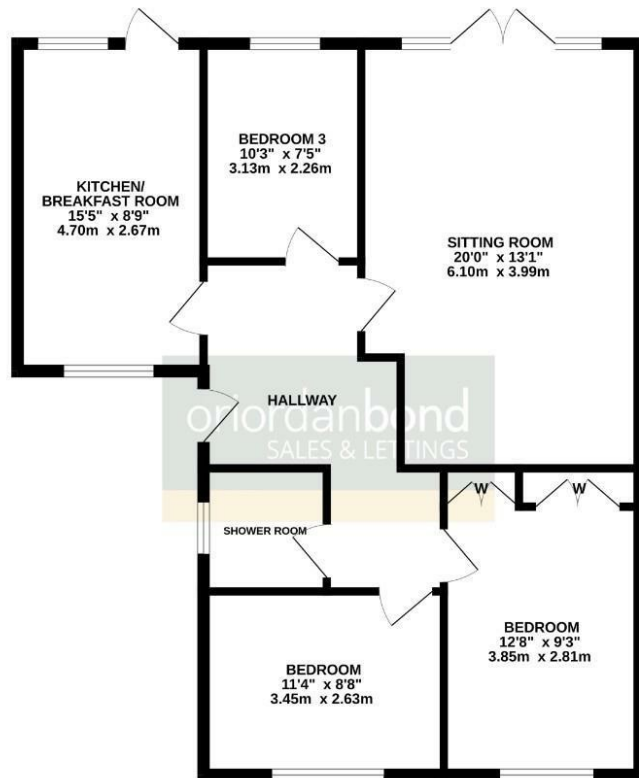
Cogenhoe, Northamptonshire

oriordanbond  
SALES & LETTINGS





GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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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## Burmans Way

Cogenhoe

NN7 1NZ

PRICE £310,000

A rarely available spacious and extended three bedroom detached bungalow, situated in a quiet cul-de-sac location. Offered for sale with no onward chain, the bungalow has been improved by the current owners to include a re-fitted kitchen/breakfast room and shower room.

The accommodation comprises entrance hall, sitting room, re-fitted kitchen/breakfast room with built-in appliances, master bedroom, two further bedrooms and a re-fitted shower room. Outside is a south facing rear garden which is a good size being enclosed by timber fencing and has been landscaped, designed for easy maintenance. To the front is a driveway providing off road parking for two cars. Further benefits include uPVC double glazed windows and doors and gas radiator heating. (B/842/M)

### Additional information

- Council Tax Band: D
- 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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