



# Austins Yard

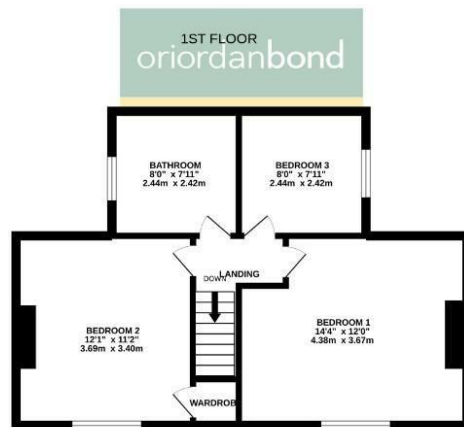
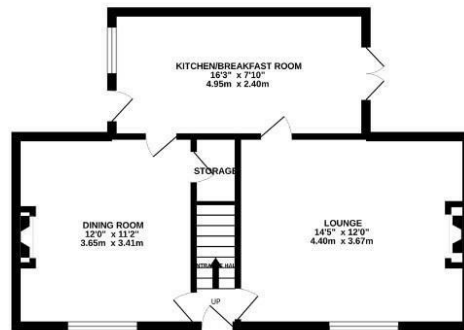
Earls Barton, Northamptonshire

**oriordanbond**  
SALES & LETTINGS





GROUND FLOOR



TOTAL FLOOR AREA : 925 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Hectopage C1002

## Austins Yard

Earls Barton

NN6 0JL

PRICE £250,000

A spacious three bedroom semi-detached cottage, with a wealth of character and off road parking, located within the heart of the thriving village of Earls Barton. The property offers two reception rooms, both with log burners, a spacious kitchen and courtyard gardens.

Accommodation comprises entrance hall, sitting room with wood burning stove, dining room with wood burning stove, recently re-fitted kitchen with a good range of units and oak work surfaces, first floor landing, two double bedrooms, good size single bedroom and a recently re-fitted bathroom suite. Outside, to the front is off road parking and gated access leading to the cottage. To the rear is access to the side of the cottage and pretty courtyard gardens with mature cottage planting. Further benefits include gas radiator heating, replacement uPVC windows and doors and has been tastefully decorated and presented by the current owners including retaining the original internal doors. (B/925/S)

### Additional information

- Council Tax Band: A
- 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 Earls Barton Sales

01604 810088

earlsbarton@oriordanbond.co.uk

