



# Kelburn Close

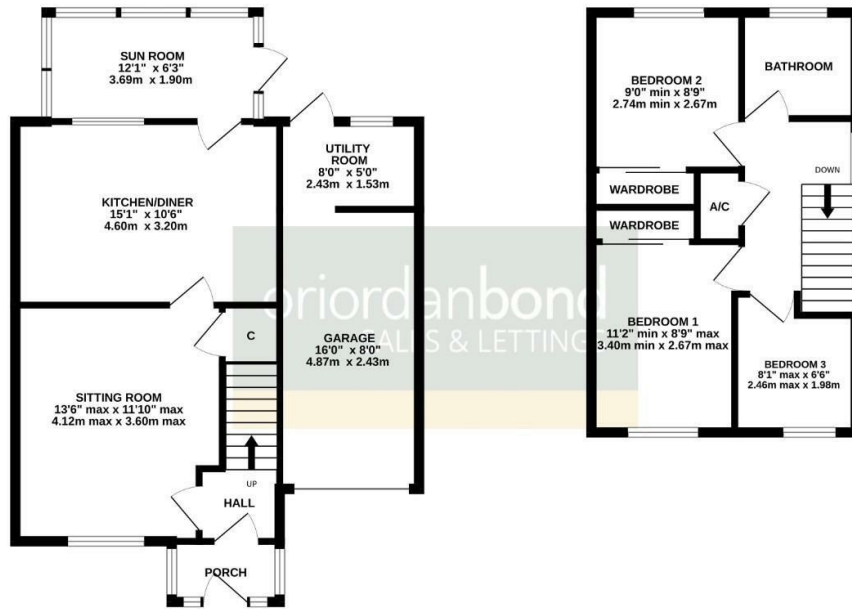
East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS



GROUND FLOOR  
626 sq.ft. (58.2 sq.m.) approx.

1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 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.  
 Made with Metropac 02/04

## Kelburn Close

East Hunsbury  
 NN4 0RA

PRICE £272,500

Offered to the market with no onward chain is this three bedroom semi-detached family home, situated in a cul-de-sac, within the popular area of East Hunsbury. The property is located close to the popular East Hunsbury Primary School.

Accommodation comprises entrance porch, hallway with stairs to the first floor, generous sitting room, kitchen/dining room and sun room. To the first floor is access to the loft space, three bedrooms, two being good size doubles with fitted wardrobes and the third is a single room. There is also a modern bathroom with a shower over the bath and tiled splash backs. Outside, to the front is a lawned garden and block paved driveway leading to an attached garage with a utility room at the rear. The rear garden is very private and south/easterly facing and has low maintenance paved areas and patio. Further benefits include uPVC double glazing and gas radiator heating. (B/988/S)

### 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.

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