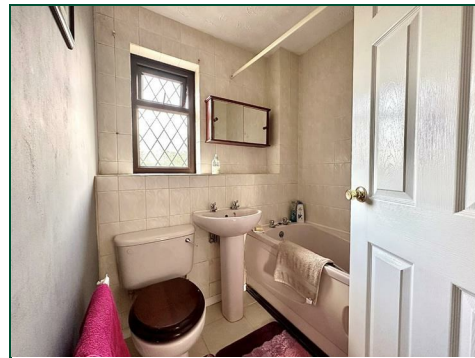




Falconers Rise

East Hunsbury, Northampton

oriordanbond
SALES & LETTINGS



Falconers Rise

East Hunsbury

NN4 0RJ

PRICE £279,995

Offered to the market with no onward chain is this three double bedroom linked detached home, situated on the desirable Grangewood Development, within East Hunsbury.

Accommodation comprises entrance hall with stairs to the first floor, a door to the sitting room and further door to a kitchen/dining room. To the first floor is access to the loft space, three double bedrooms and a family bathroom. All three bedrooms offer a fitted wardrobe and the master bedroom provides an ensuite shower room. Outside, to the front of the property is a small garden, steps to the house with a storage cupboard and a carport with driveway under leading to an integral garage. To the rear is a private, lawned garden with a patio area enclosed by timber fencing. Further benefits include double glazing and gas radiator heating. (B/1004/M).

AGENTS NOTE - Membership to the Grangewood Club is mandatory - charges in 2024 are approx. £271 (including VAT)

Additional information

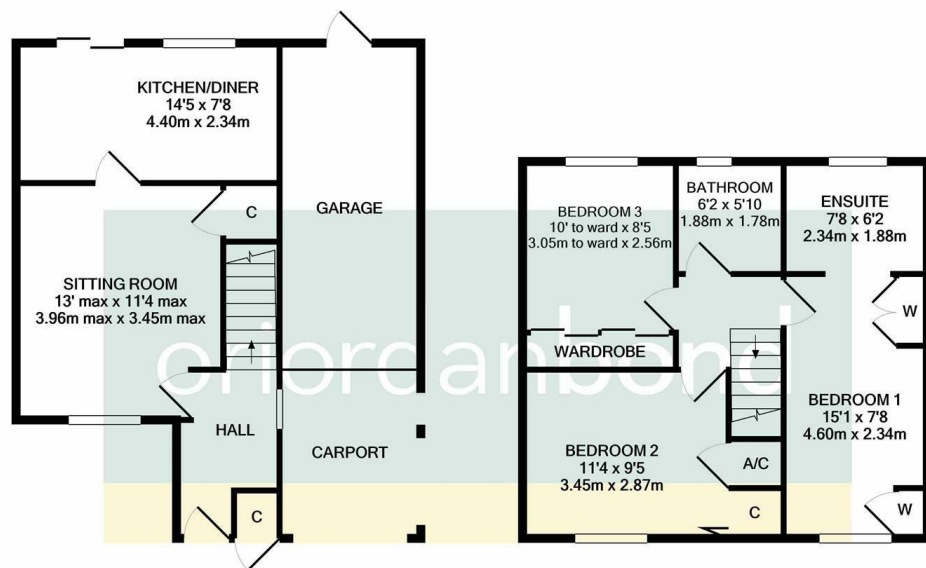
- Council Tax Band: B
- Energy Efficiency Rating: C

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.



GROUND FLOOR
APPROX. FLOOR
AREA 545 SQ.FT.
(50.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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