



# Merry Hill

West Hunsbury, Northampton

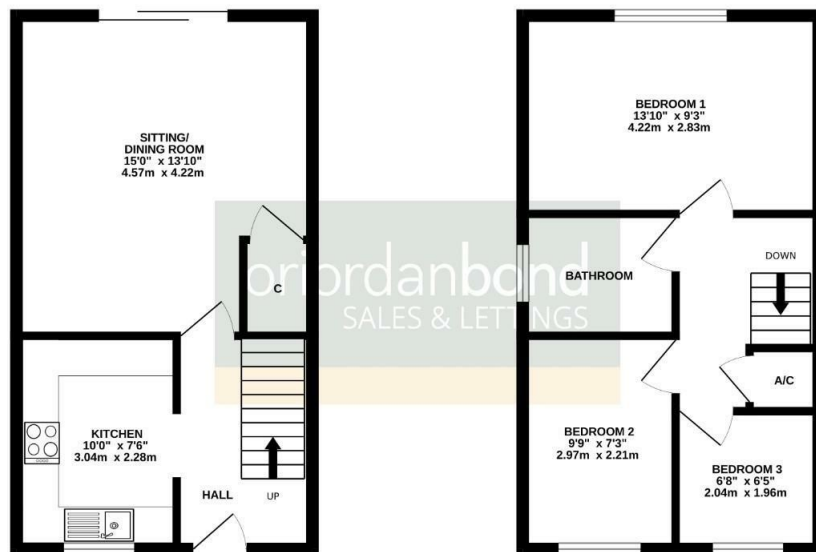
oriordanbond  
SALES & LETTINGS





GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.

1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, fireplaces 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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## Merry Hill

West Hunsbury

NN4 9YH

OFFERS OVER £240,000

This modern three bedroom semi-detached home, situated at the end of a cul-de-sac, within the popular area of West Hunsbury, offers accommodation over two floors.

Entrance hall with stairs to the first floor, a contemporary re-fitted kitchen with integrated appliances and a sitting/dining room with storage cupboard and patio doors opening to the rear garden. To the first floor is access to the loft space, an airing cupboard, three bedrooms and a re-fitted shower room. Outside, to the front is a lawned garden with pathway to the house and a driveway providing off road parking. The rear garden is fairly low maintenance and landscaped with paved areas and raised borders, has a timber shed and timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating. (A/691/S)

### Additional information

- Council Tax Band: C
- 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.

O'Riordan Bond Hunsbury Sales

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