



# Aviemore Gardens

West Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS





# Aviemore Gardens

West Hunsbury  
NN4 9XJ

Price  
£375,000

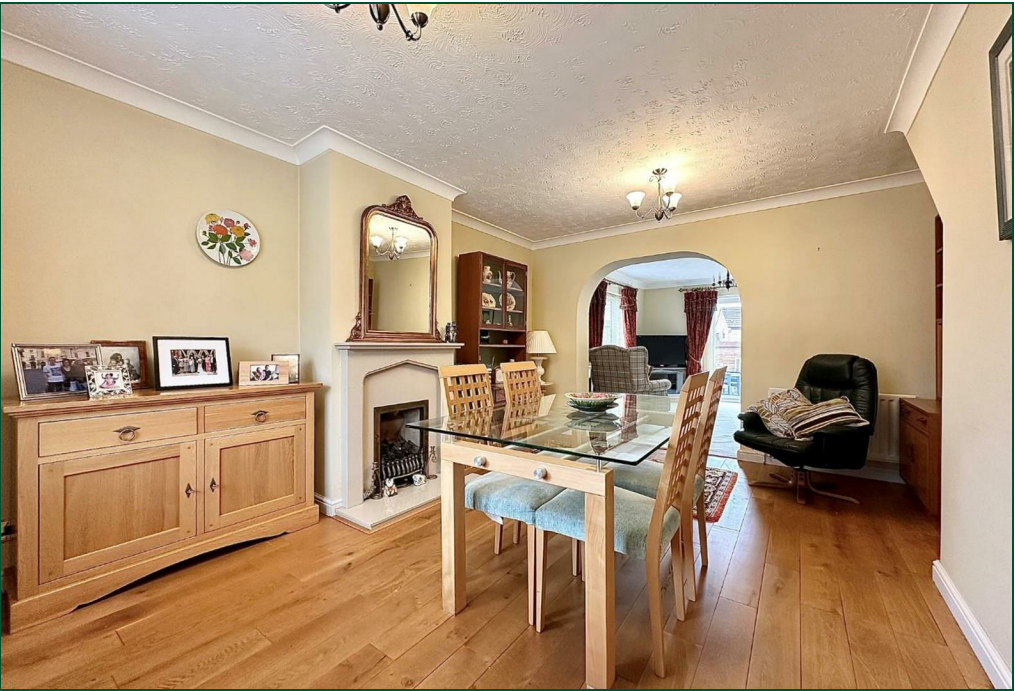
Offered to the market with no onward chain is this well presented four bedroom detached family home, situated at the end of a cul-de-sac, within the desirable area of West Hunsbury. This property occupies a corner plot position and offers extended accommodation of circa 1,200 square feet.

Entrance hall, a cloaks/storage cupboard, a generous sitting room with bay window and arch to a family room with patio doors to the rear garden and a door to a rear lobby where you will find a door to the rear garden, a cloakroom/WC and a door to a 19' kitchen/dining room with fitted units, a breakfast bar, space for a dining table and dual aspect windows. To the first floor is access to the loft space, a window to the rear elevation, doors to four bedrooms and an impressive re-fitted shower room. Outside is a lawned front garden with block paved driveway and to the rear is a private garden which is landscaped and low maintenance with brick walling and timber fencing to enclose. There is also a single garage to the rear with a second driveway in front. Further benefits include uPVC double glazing and gas radiator heating. (B/1210/S)

- Four bedroom detached family home
- Sitting room open to family room
- Re-fitted shower room
- Low maintenance rear garden
- Off road parking and garage
- No onward chain



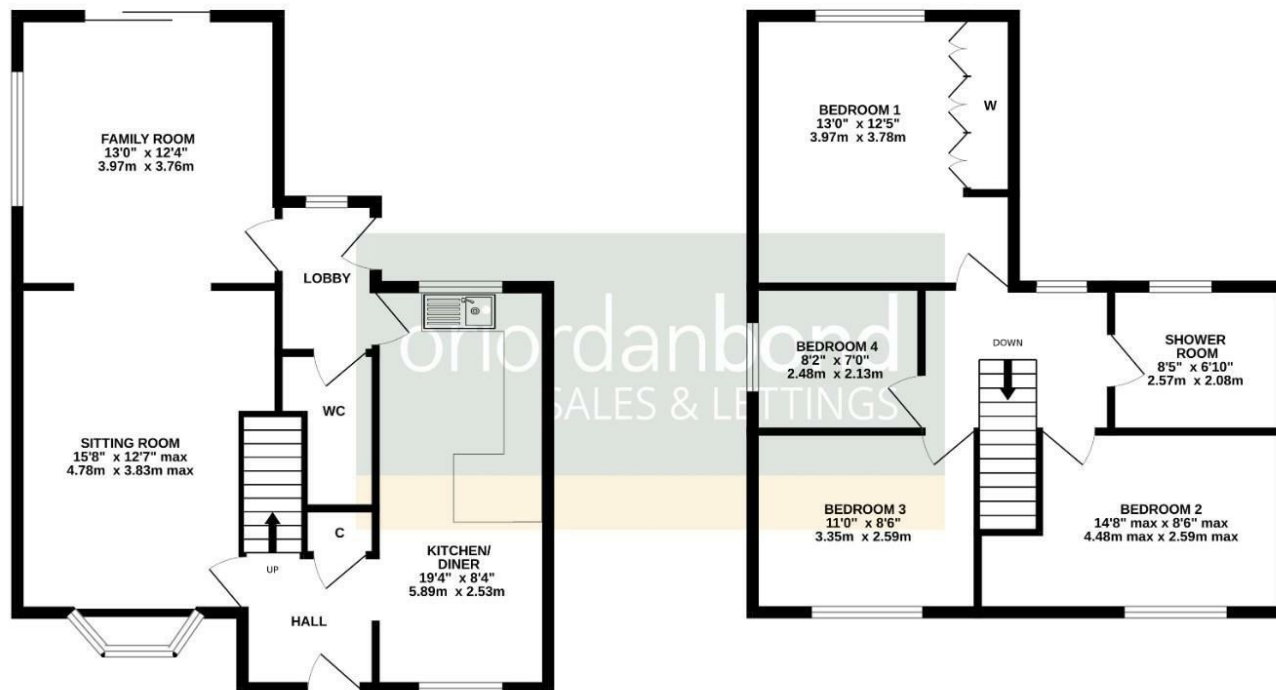






GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.

1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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#### 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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