



# Narrowboat Lane

Pineham Lock, Northampton

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SALES & LETTINGS





## Narrowboat Lane

Pineham Lock

NN4 9DB

PRICE £269,995

A well presented three bedroom end terraced house, located within the heart of the Pineham Lock estate, close to local amenities and the Grand Union Canal.

The accommodation over two floors comprises entrance hall, cloakroom/WC, kitchen with built-in appliances, sitting/dining room with French doors to the rear garden, first floor landing, two double bedrooms with walk-in wardrobe and en-suite to the master, a further single bedroom with designated storage and a family bathroom. Outside to the rear is an enclosed garden with patio and artificial lawn. There is electric gated access to a parking area with two allocated parking spaces. Further benefits include uPVC double glazing and gas radiator heating. (B/914/M)

AGENTS NOTE - A service charge applies on the estate, please ask the agent for more details.

### Additional information

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

### Viewing

Viewing strictly by appointment – details below

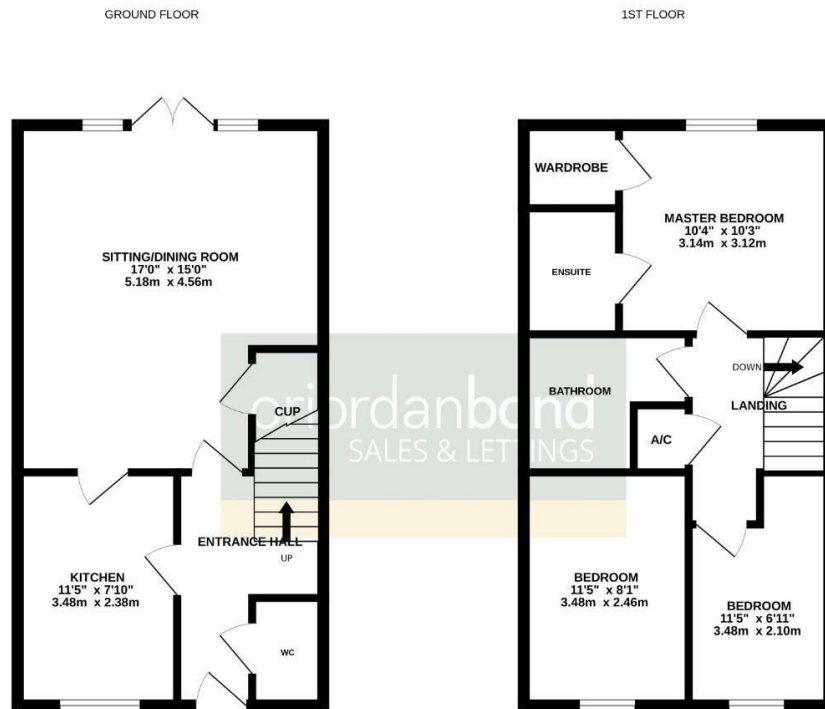
### Disclaimer

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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TOTAL FLOOR AREA: 914sq.ft. (84.9 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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