



# Claregate

East Hunsbury, Northampton

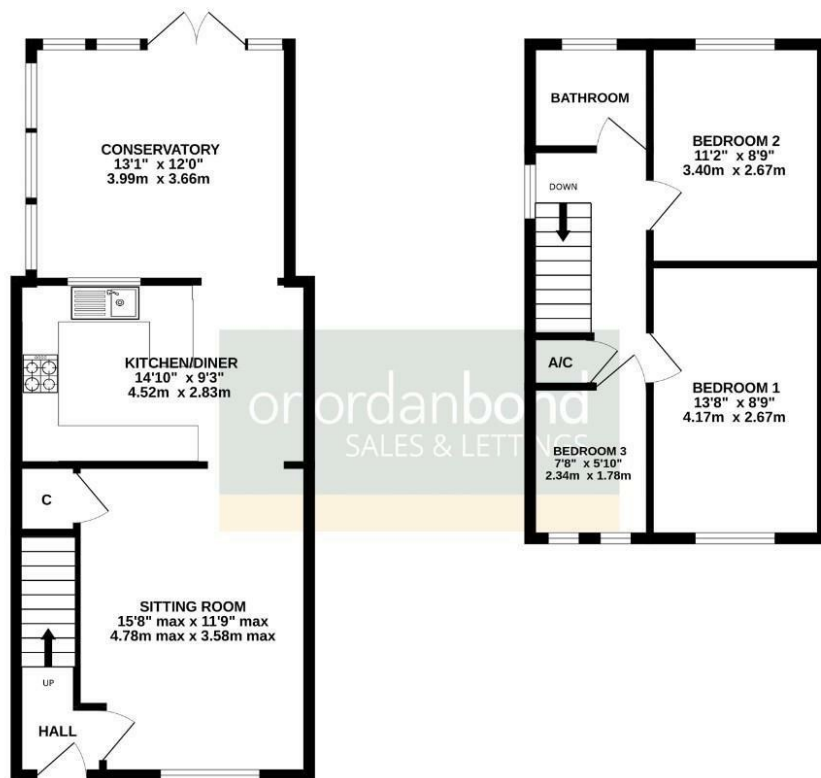
oriordanbond  
SALES & LETTINGS





GROUND FLOOR  
527 sq. ft. (49.0 sq.m.) approx.

1ST FLOOR  
370 sq. ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq. ft. (83.3 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 misstatement. 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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## Claregate

East Hunsbury  
NN4 0QZ

PRICE £269,995

Offered to the market is this immaculately presented three bedroom home, nestled on a private driveway, within the popular area of East Hunsbury. This property offers accommodation approaching 900 square feet over two floors.

Entrance hall with stairs to the first floor, a generous sitting room, a modern kitchen/dining room with integrated appliances and a fabulous conservatory with patio doors leading to the rear garden. To the first floor is access to the loft space, an airing cupboard, three ample bedrooms and a modern bathroom. Outside is a lawned front garden and driveway with a landscaped rear garden to include a patio, lawn, timber shed and timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating with a recently refitted combination boiler. (A/897/M)

### 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.

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