



**Murray Avenue**  
Kingsley, Northampton

**oriordanbond**  
SALES & LETTINGS





## Murray Avenue

Kingsley  
NN2 7BS

OFFERS OVER £275,000

O'Riordan Bond is pleased to offer for sale this three bedroom double bay fronted semi-detached property situated near the end of a cul-de-sac. The property provides good access to many local amenities, schools and The Racecourse.

Accommodation over three floors comprises entrance hall, sitting room, kitchen/dining room, first floor landing, master bedroom with walk-in wardrobe, further bedroom and family bathroom and a second floor double bedroom with walk-in wardrobe. Outside is a low maintenance walled front garden with artificial lawn, an enclosed rear garden with patio and lawn areas and a rear service road giving access to a double garage with up and over doors to the front and rear leading to secure parking in the rear garden if needed. Further benefits include double glazing and gas radiator heating serviced via a combi boiler. (B/1032/M)

### Additional information

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

### Viewing

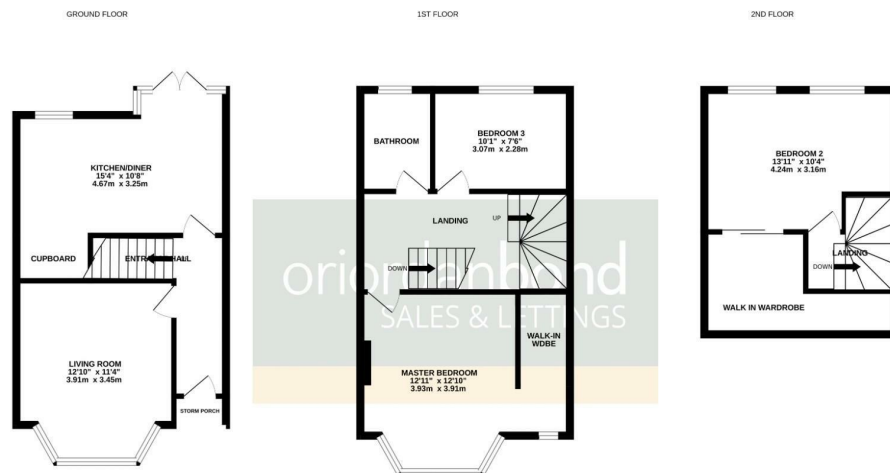
Viewing strictly by appointment – details below

### 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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TOTAL FLOOR AREA: 1032 sq.ft. (95.9 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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