



# Carlton Road

Kingsley, Northampton

oriordanbond  
SALES & LETTINGS





## Carlton Road

Kingsley  
NN2 7DQ

OFFERS OVER £247,500

O'Riordan Bond is pleased to offer for sale this much improved three bedroom terraced home in Kingsley. The property is in excellent condition throughout with gardens to the front and rear.

The accommodation comprises entrance hall, large sitting room with double doors onto the garden, a re-fitted kitchen with integrated appliances, rear lobby, re-fitted three-piece bathroom and three good size first floor bedrooms. Outside is an established front garden and excellent size rear garden laid mainly to lawn with a large decked area to the house with pergola. Further benefits include gas radiator heating and uPVC double glazing. (B/803/M)

### Additional information

- Council Tax Band: A
- 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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TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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