



# 12 Langsett Close

Beau Manor, Northampton

oriordanbond  
SALES & LETTINGS



GROUND FLOOR



1ST FLOOR



## 12 Langsett Close

Beau Manor  
NN3 9SG

OFFERS OVER  
£220,000

A modern semi-detached property situated in the popular location on Beau Manor, offering a private location and ample off road parking.

The accommodation comprises of entrance hall, sitting/dining room, kitchen, two bedrooms and a three piece bathroom. Outside are front and rear gardens, workshop and a driveway providing off road parking for multiple cars. Further benefits include double glazing and gas radiator heating. (B/621/M)

### Additional information

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

### Viewing

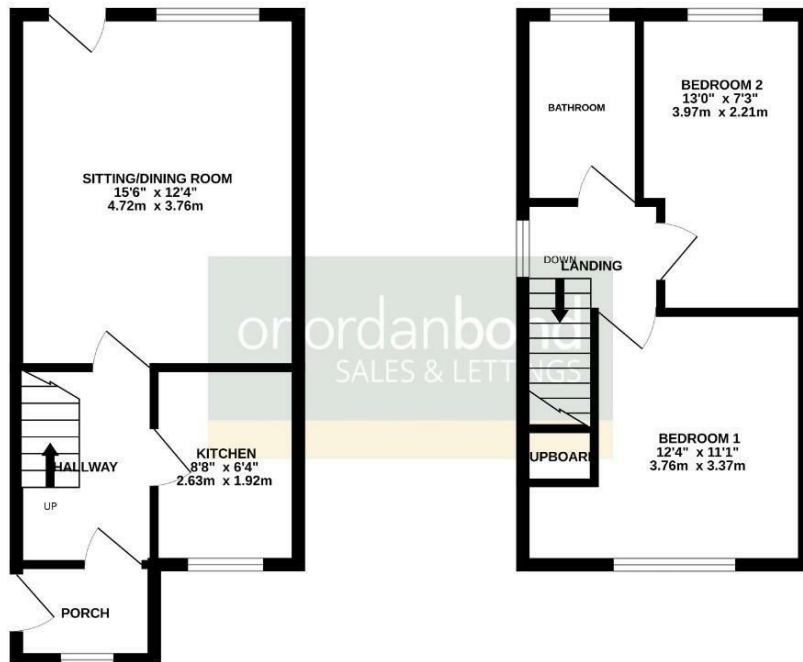
Viewing strictly by appointment – details below

### 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 Weston Favell Sales  
01604 784007

westonfavell@oriordanbond.co.uk



TOTAL FLOOR AREA: 621 sq.ft. (57.7 sq.m.) approx.

While 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.  
Made with floorplan 12/02/23