



**18 Probyn Close**  
Southfields, Northampton

**oriordanbond**  
SALES & LETTINGS





# 18 Probyn Close

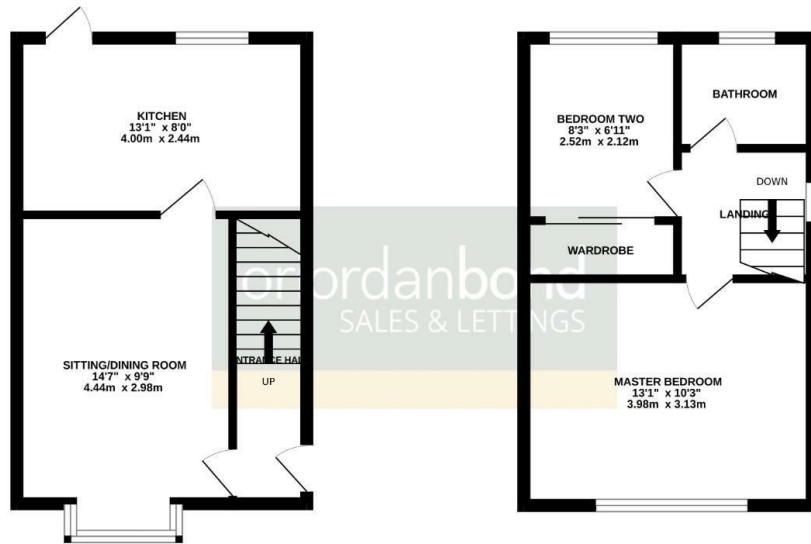
Southfields

NN3 5LN

PRICE £213,000

GROUND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.

1ST FLOOR  
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.0 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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A modern two bedroom semi-detached property, situated in a cul-de-sac location, within the popular area of Southfields. The property provides good access to Westoin Favell Shopping Centre and many local schools as well as the A45 and A43.

The accommodation comprises entrance porch, sitting room, fitted kitchen/dining room, two good size bedrooms and a fitted family bathroom. Outside is an enclosed garden to the rear and a front garden with driveway to side providing off road parking. Further benefits include uPVC double glazing and gas radiator heating. (B/560/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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