



**Pine Ridge**  
Southfields, Northampton

**oriordanbond**  
SALES & LETTINGS

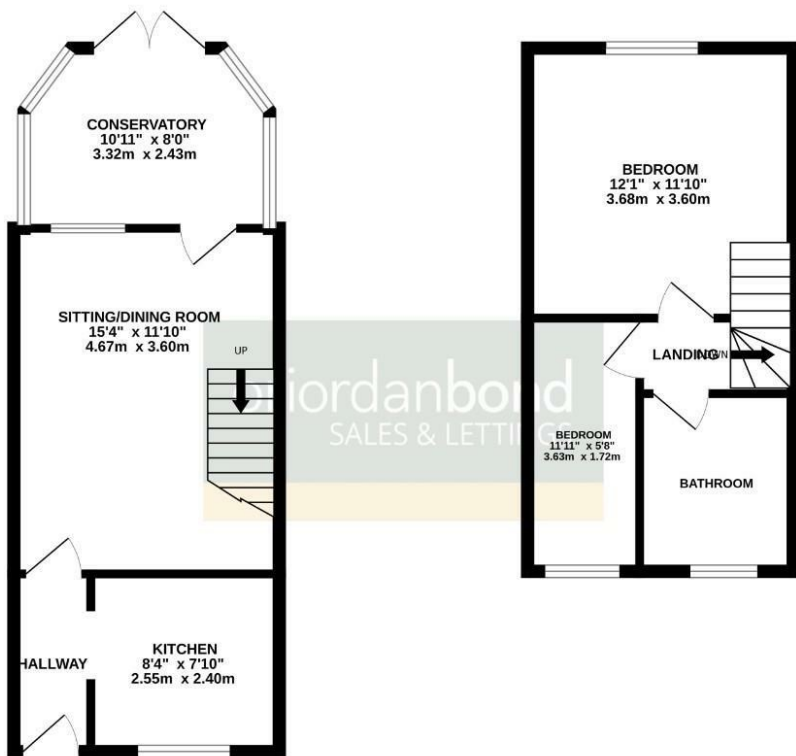




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 627 sq. ft. (58.3 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.  
Made with floorplan 5.0224

## Pine Ridge

Southfields

NN3 5LL

PRICE £195,000

A well presented two bedroom terraced home situated in the popular area of Southfields. The property is offered to the market with no onward chain and would make an ideal purchase for a first time buyer. The property also provides good access to Weston Favell Shopping Centre as well as the A43 and A45.

The accommodation comprises entrance hall, fitted kitchen, sitting/dining room and a conservatory. To the first floor are two bedrooms and a family bathroom. Outside is low maintenance frontage, an enclosed rear garden being mainly laid to lawn and access to allocated parking via the rear. Further benefits include uPVC double glazing and gas radiator heating. (B/627/S)

### 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

