



# Charnwood Avenue

Westone, Northampton

oriordanbond  
SALES & LETTINGS



GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Moreplan C5025

## Charnwood Avenue

Westone

NN3 3DX

PRICE £240,000

**A well presented two bedroom semi-detached bungalow situated in the ever popular Westone. The property is offered to the market with no onward chain.**

Accommodation comprises entrance hall, sitting room, fitted kitchen, conservatory, bathroom, single bedroom and a larger double bedroom. Outside are front and rear well maintained gardens and a driveway providing off road parking. Further benefits include gas radiator heating serviced via a new combi boiler and uPVC double glazing. (B/610/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.

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