



# Catton Crescent

Kingsthorpe, Northampton

oriordanbond  
SALES & LETTINGS



# Catton Crescent

Kingsthorpe  
NN2 8PL

PRICE £250,000

A well presented and improved four bedroom terraced property located in this quiet and popular area of Kingsthorpe. The property is located in the school catchment for Whitehills Primary and Kingsthorpe Grove Primary.

The accommodation over three floors comprises large entrance hall, double bedroom with en-suite shower room, first floor landing, a good size sitting room, kitchen/dining room with integrated oven and hob, second floor landing, three bedrooms and a fully tiled family bathroom. Outside is a southerly facing rear garden and a large block paved driveway providing off road parking leading to an integral garage. Further benefits include uPVC double and gas radiator heating. (B/1017/M)

### Additional information

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

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

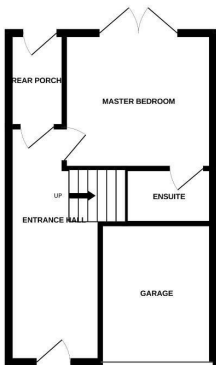
O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O’Riordan Bond Kingsthorpe Sales  
01604 722007

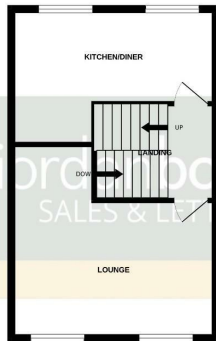
kingsthorpe@oriordanbond.co.uk



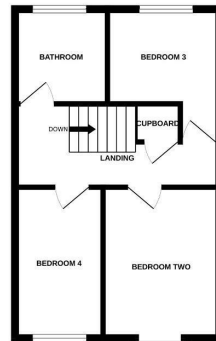
GROUND FLOOR  
387 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (34.1 sq.m.) approx.



2ND FLOOR  
369 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.4 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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