



**Hodder Street**  
Kingsthorpe, Northampton

**oriordanbond**  
SALES & LETTINGS

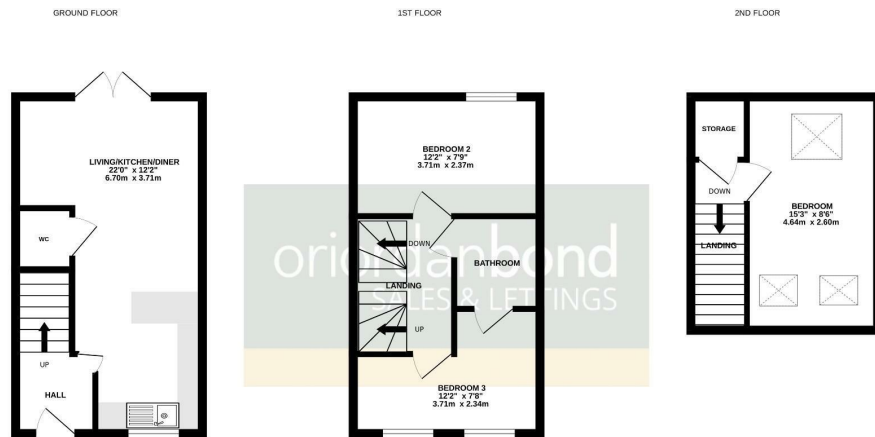


## Hodder Street

Kingsthorpe  
NN2 8FW

GUIDE PRICE £250,000

A well presented and modern three bedroom family home, located in the heart of Kingsthorpe, within walking distance to local amenities, many local schools and Kingsthorpe College.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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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Accommodation over three floors comprises entrance hall, cloakroom/WC, open plan kitchen/dining/living room with breakfast bar and French doors opening to the rear garden, first floor landing, two double bedrooms serviced by a three-piece family bathroom and second floor landing with access to the master bedroom with storage cupboard and Velux skylight windows. Outside is private rear garden with decked seating area leading to laid to lawn and side access. To the front of the property is allocated parking for two vehicles. Further benefits include uPVC double glazing and gas radiator heating. (A/719/M)

### Additional information

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

### 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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