









# Harborough Road

Kingsthorpe NN2 8DL

GUIDE PRICE £330,000

A fantastic investment opportunity situated in the heart of Kingsthorpe. This well presented freehold property has been divided into two apartments and is offered to the market with no upper chain.

The ground floor apartment has accommodation comprising entrance hall, sitting room, kitchen/dining room, a double bedroom, shower room and the added benefit of a cellar. Externally there is an enclosed rear garden. The first floor apartment has its' own private entrance with stairs rising to a kitchen, large sitting/dining room, two double bedrooms and a shower room. Further benefits include gas radiator heating and uPVC double glazing. (B/1150/M)

#### Additional information

- · Council Tax Band: A
- · Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

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

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TOTAL FLOOR AREA: 1150 sq.ft. (106.8 sq.m.) appro-