



**Branksome Avenue**  
Kingsthorpe Hollow, Northampton

**oriordanbond**  
SALES & LETTINGS





# Branksome Avenue

Kingsthorpe Hollow  
NN2 6ND

Price  
£274,995

**\*\* No onward chain \*\*** A well presented three bedroom semi-detached family home which has been modernised and improved significantly by the current owners. The property is ideally located in the popular area of Kingsthorpe Hollow, a short walk to local shops and amenities, and within a five minute drive of Northampton train station.

The accommodation comprises entrance hall, bay fronted sitting room, open plan kitchen/dining room with French doors to the rear garden and access to a lean-to and utility area. From the first floor landing is a re-fitted three-piece family bathroom, two double bedrooms and a third single bedroom. Outside is a private rear garden with decking area leading to lawn and rear access to the detached double garage. To the front of the property is a driveway providing off road parking. Further benefits include uPVC double glazing and gas radiator heating. (A/922/M)

- Three bedroom semi-detached home
- Open plan kitchen/dining room
- Re-fitted bathroom
- Gas radiator heating
- Private rear garden
- Off road parking and double garage

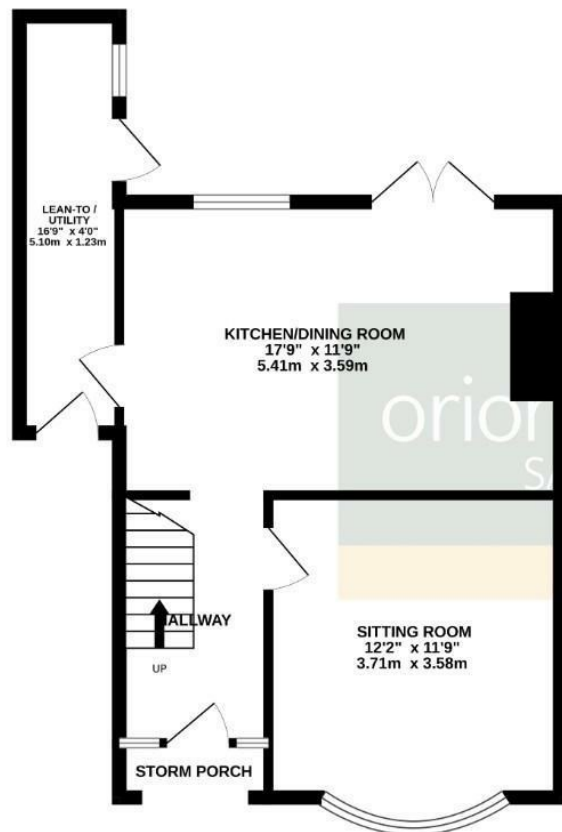




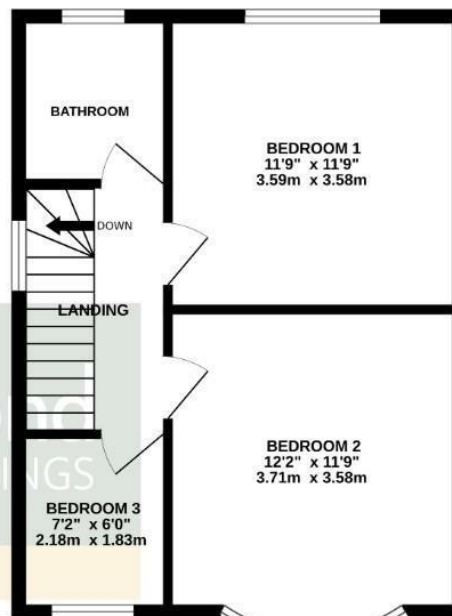




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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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### Additional information

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

### 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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