



Balfour Road

Queens Park, Northampton

oriordanbond
SALES & LETTINGS



Balfour Road

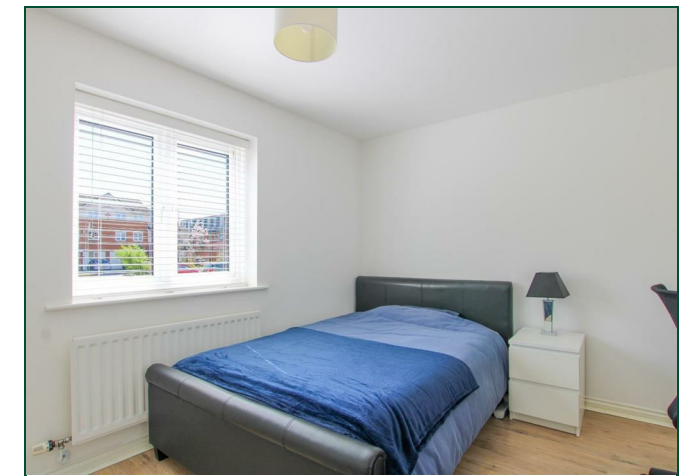
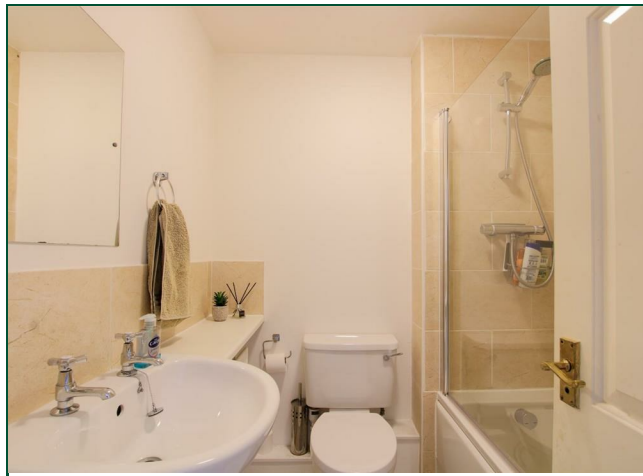
Queens Park
NN2 6JE

Offers Over
£280,000

**** No chain **** A well presented and improved three bedroom town house located in the popular area of Queens Park. The property is within walking distance to local schools, shops and a short distance from Northampton train station.

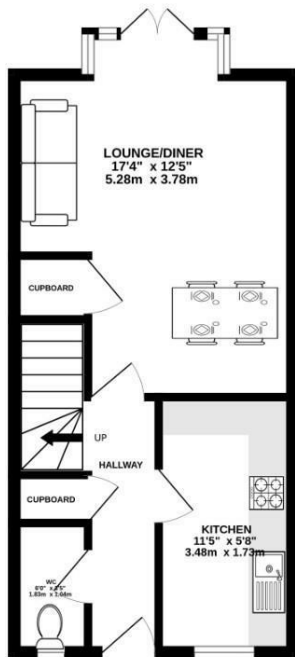
The accommodation comprises entrance hall, WC, storage/cloakroom, modern kitchen with built-in oven and hob and fridge/freezer and an open plan sitting/dining room with French doors leading to the rear garden. On the first floor are two large double bedrooms serviced by a three-piece family bathroom. The second floor offers a master suite with shower room and walk-in dressing area/wardrobe. Outside is a rear garden with patio area leading to laid to lawn and rear access to two allocated parking spaces. To the front of the property is a low maintenance garden with low level wall boundary. Further benefits include modern uPVC double glazing, gas radiator heating with a new boiler and mega flow system. (B/1004/M)

- Three bedroom town house
- En-suite and walk-in wardrobe to master bedroom
- Open plan sitting/dining room
- Gas radiator heating
- Enclosed rear garden
- Two allocated parking spaces

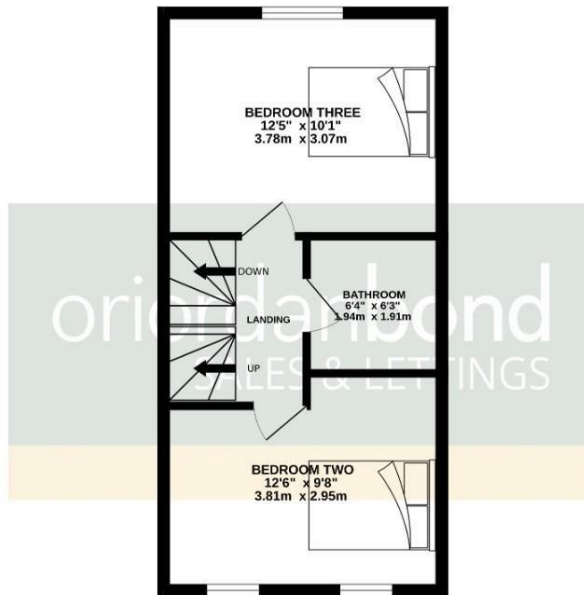




GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



2ND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 1004sq.ft. (93.3 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: D
- 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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