



# Kingsland Avenue

Kingsthorpe, Northampton

oriordanbond  
SALES & LETTINGS





## Kingsland Avenue

Kingsthorpe

NN2 7PR

PRICE £225,000

An extended three bedroom terraced family home, located on the popular Kingsland Avenue, in the heart of Kingsthorpe. The property is within walking distance to local amenities, local schools and a public bus stop.

Accommodation comprises entrance hall, lounge, kitchen/breakfast room with under stairs pantry and access to the rear garden. The first floor offers two bedrooms serviced by a three-piece family bathroom. To the second floor is the master bedroom with fitted storage cupboards and Velux windows. Outside is a good size rear garden with large decked patio for entertaining leading to laid to lawn and side access. To the front of the property is a low maintenance garden with pathway leading to the front door. Further benefits include uPVC double glazing and gas central heating. (A/804/M)

### Additional information

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

### Viewing

Viewing strictly by appointment – details below

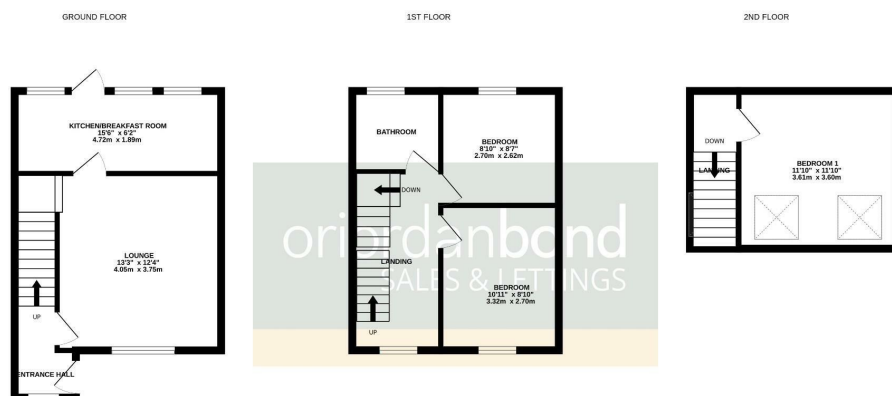
### Disclaimer

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

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TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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