



**Hickson Avenue**  
Kingsthorpe, Northampton

**oriordanbond**  
SALES & LETTINGS



## Hickson Avenue

Kingsthorpe

NN2 7GB

PRICE £259,995

A modern two bedroom end terraced property, constructed by Messrs Persimmon Homes, on the popular Scholars Green development in Kingsthorpe. The property is within walking distance to local schools and is offered to the market with no onward chain.

Accommodation comprises entrance hall, cloakroom/WC, sitting room with large under stairs cupboard and a kitchen/dining room with French doors to the rear garden. From the first floor landing are two spacious double bedrooms serviced by a three-piece family bathroom. Outside is a rear garden with extended patio leading to a lawn and side access. To the front of the property is parking for two cars. Further benefits include uPVC double glazing and gas radiator heating. (A/632/M)

### Additional information

- Council Tax Band: B
- 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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GROUND FLOOR  
289 sq.ft. (26.9 sq.m.) approx.

1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.8 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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