



# Lark Rise

Woodfields, Northampton

oriordanbond  
SALES & LETTINGS





## Lark Rise

Woodfields

NN3 8QT

GUIDE PRICE £250,000

**A well presented three bedroom terraced property situated in the popular area of Woodfields. The property provides good access to local amenities, schools and Weston Favell Shopping Centre.**

The accommodation comprises entrance hall, WC/utility room, sitting room, re-fitted kitchen/dining room with large pantry, three first floor bedrooms and a re-fitted family bathroom. Outside is a front garden with off road parking. To the rear is an enclosed garden with gated access. Further benefits include uPVC double glazing and gas radiator heating. (B/903/M)

### Additional information

- Council Tax Band: B
- Energy Efficiency Rating:

### 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.

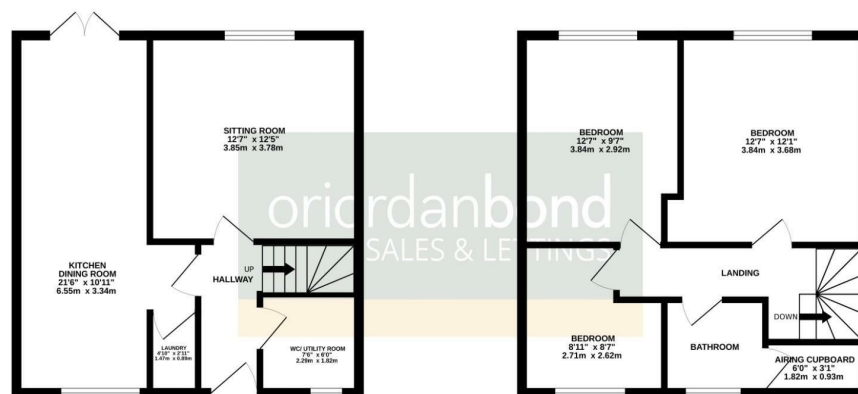
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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 903 sq. ft. (83.9 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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