



# Herne Hill Court

West Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS



# Herne Hill Court

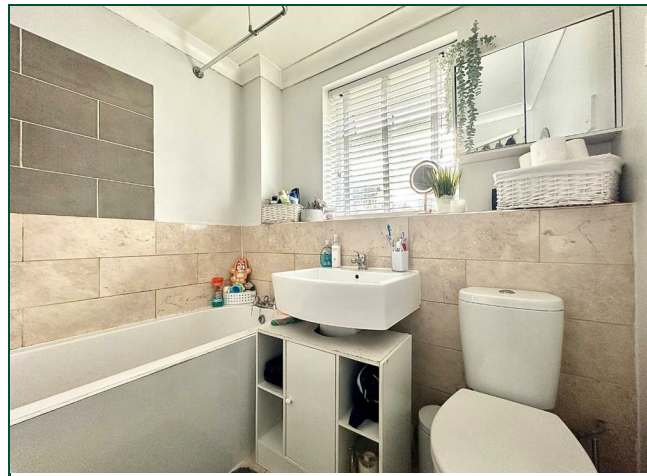
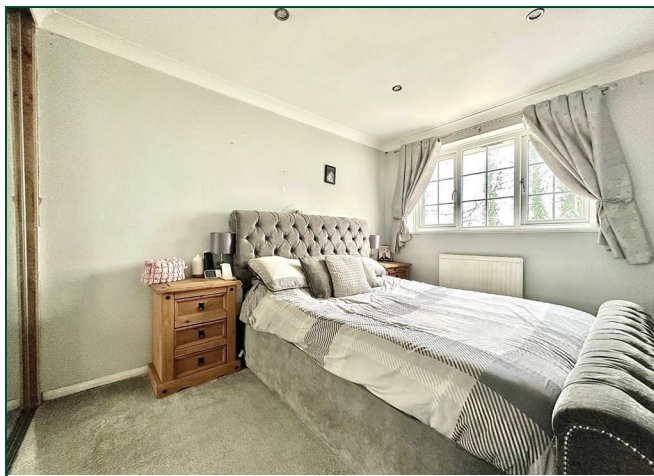
West Hunsbury  
NN4 9YL

Guide Price  
£260,000

**A well presented three bedroom semi-detached family home, nestled at the end of a cul-de-sac, within the desirable area of West Hunsbury, offering accommodation over two floors.**

Entrance hall with stairs leading to the first floor, door to a cosy sitting room with feature fireplace and a door to a wonderful re-fitted kitchen/dining room with integrated appliances and space for a dining table. To the first floor is access to the loft space, an airing cupboard, doors to three ample bedrooms with fitted wardrobes to the main bedroom, a storage cupboard in bedroom three and a modern bathroom with shower over the bath. Outside, the property occupies a corner plot with a pathway to the front of the house, a south facing landscaped rear garden with lawn, paved seating areas and timber fencing to enclose. There is also a driveway for two cars at the rear of the property. Further benefits include uPVC double glazing and gas radiator heating. (B/686/M)

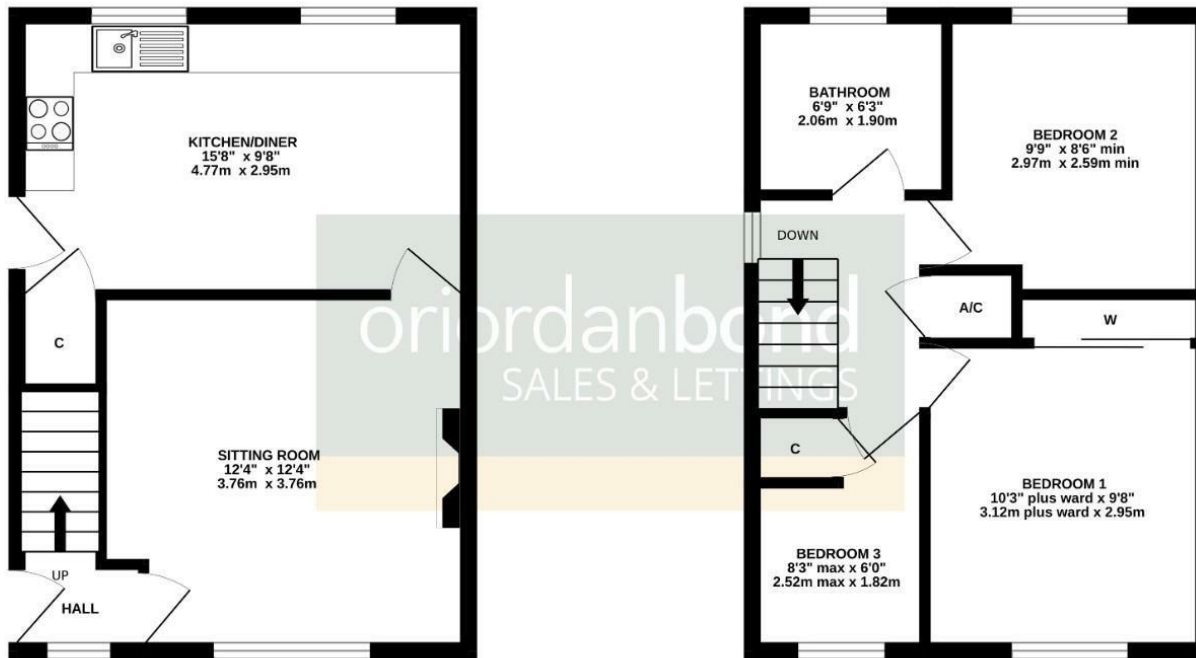
- Three bedroom semi-detached home
- Re-fitted kitchen/dining room
- uPVC double glazing
- Gas radiator heating
- South facing landscaped rear garden
- Driveway for two cars





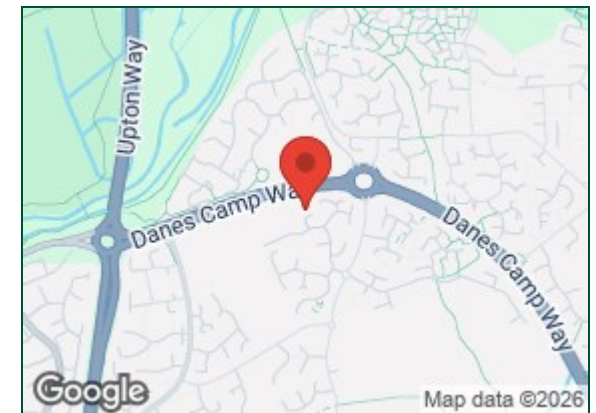
GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.

1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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:

#### 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 Hunsbury Sales

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