



# Rose Close

Hartwell, Northamptonshire

oriordanbond  
SALES & LETTINGS



## Rose Close

Hartwell  
NN7 2PR

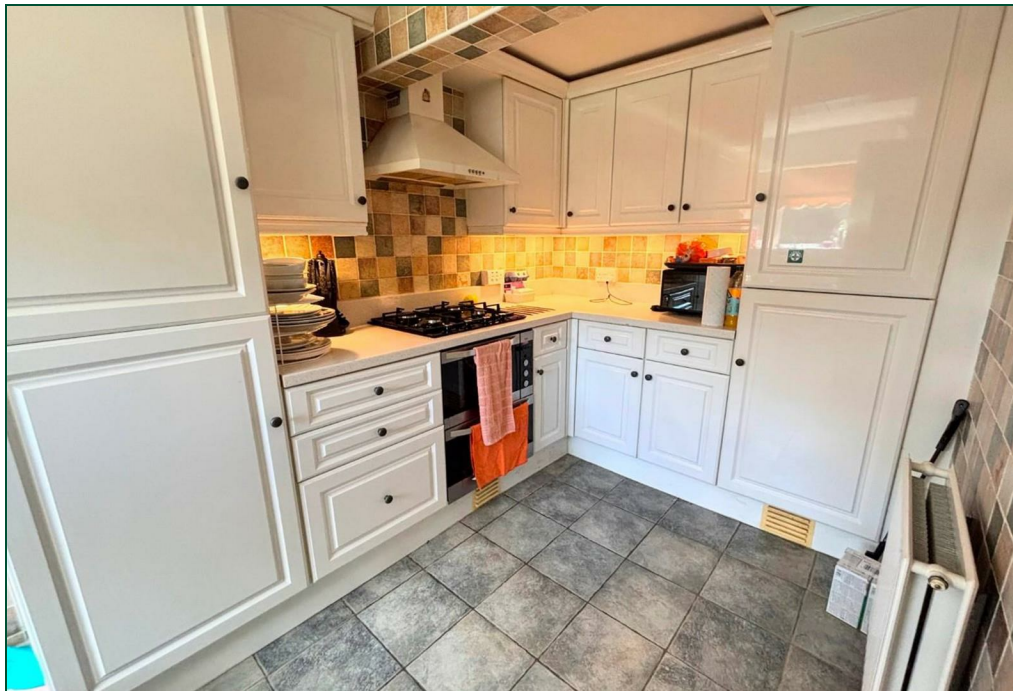
Guide Price  
£300,000

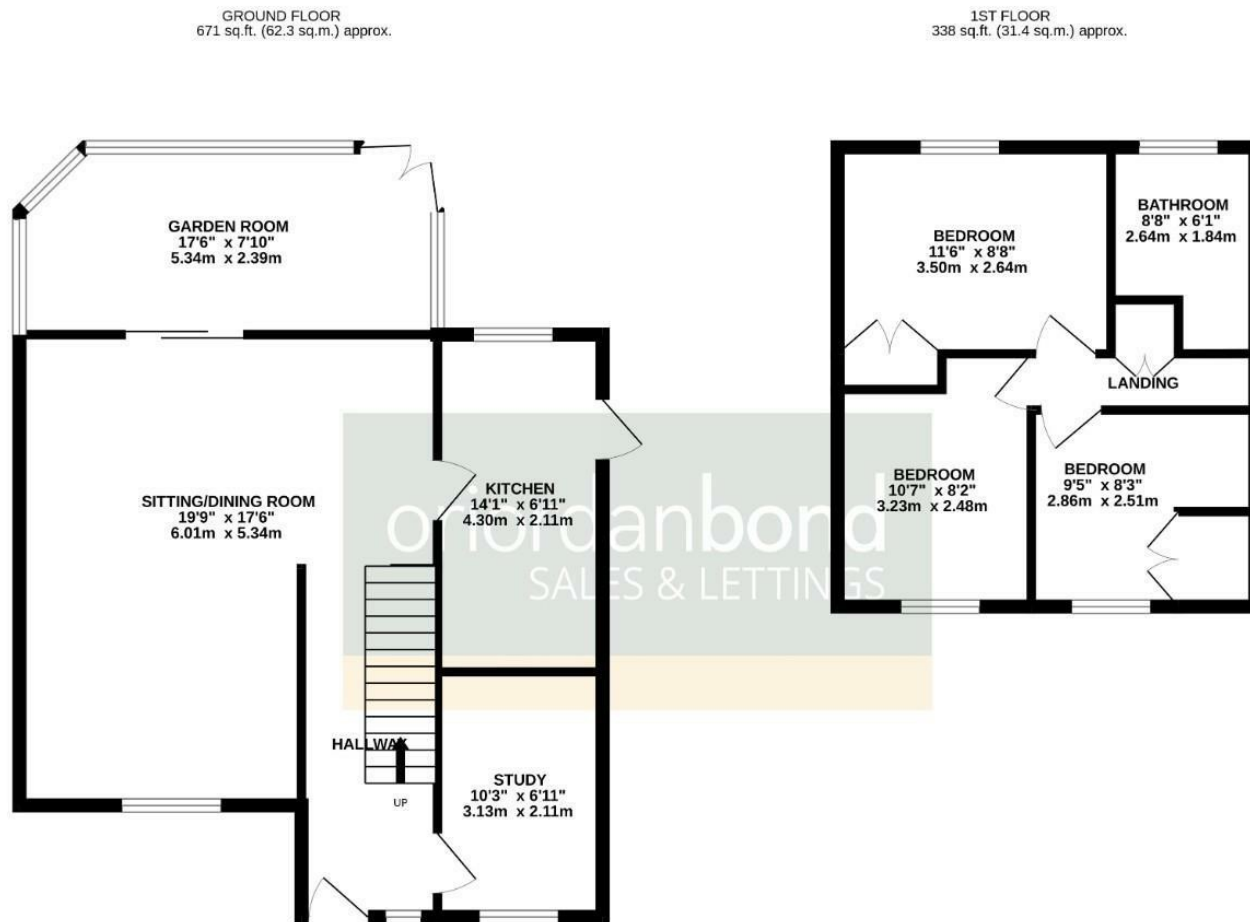
This wonderfully positioned three bedroom semi-detached family home is offered for sale in the popular village of Hartwell. The property provides good access to all village amenities including Hartwell Primary School as well as countryside views to the rear.

The accommodation comprises entrance hall, study, large sitting/dining room, kitchen and 17' conservatory opening to the enclosed rear garden. To the first floor are three good size bedrooms and a family bathroom. Outside is a driveway to the front providing ample off road parking. To the rear is a private secluded garden being mainly laid to lawn with patio area and decorative borders. Further benefits include solar panels, uPVC double glazing and gas radiator heating. (B/1008/M)

- Three bedroom semi-detached family home
- Large sitting/dining room
- Conservatory
- Gas radiator heating and solar panels
- Enclosed rear garden
- Ample off road parking







TOTAL FLOOR AREA: 1008 sq.ft. (93.7 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.

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