



# St. Andrews Road

Semilong, Northampton

oriordanbond  
SALES & LETTINGS



# St. Andrews Road

Semilong

NN2 6HL

PRICE £325,000

O'Riordan Bond is pleased to offer this recently refurbished four bedroom double bay fronted family home, within walking distance to local amenities, the town centre and train station.

Offered for sale with no onward chain, the accommodation over three floors comprises entrance hall, sitting room, formal dining room and modern re-fitted kitchen. To the first floor are two double bedrooms, a third smaller bedroom and a re-fitted family bathroom. The second floor comprises of the master bedroom with newly fitted ensuite shower room. Outside is a private low maintenance rear garden with patio area, artificial lawn and a summerhouse. Further benefits include new flooring, uPVC double glazing and gas radiator heating. (A/1124/M)

### Additional information

- Council Tax Band: B
- 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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GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.

2ND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



**TOTAL FLOOR AREA: 1124 sq.ft. (104.4 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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