



**Bush Hill**  
The Headlands, Northampton

**oriordanbond**  
SALES & LETTINGS



# Bush Hill

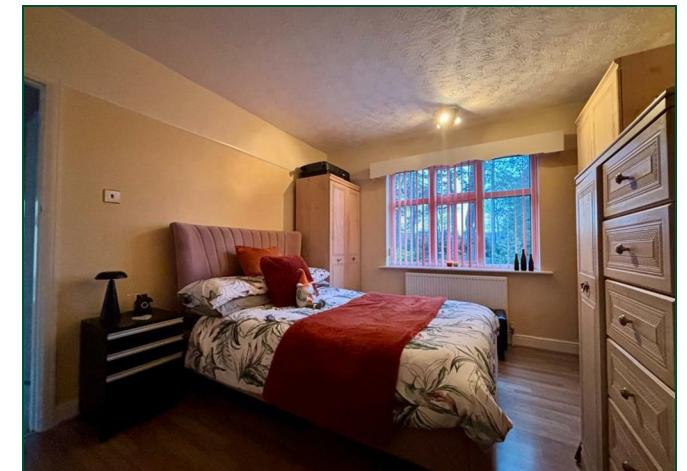
The Headlands  
NN3 2PE

Guide Price  
£315,000

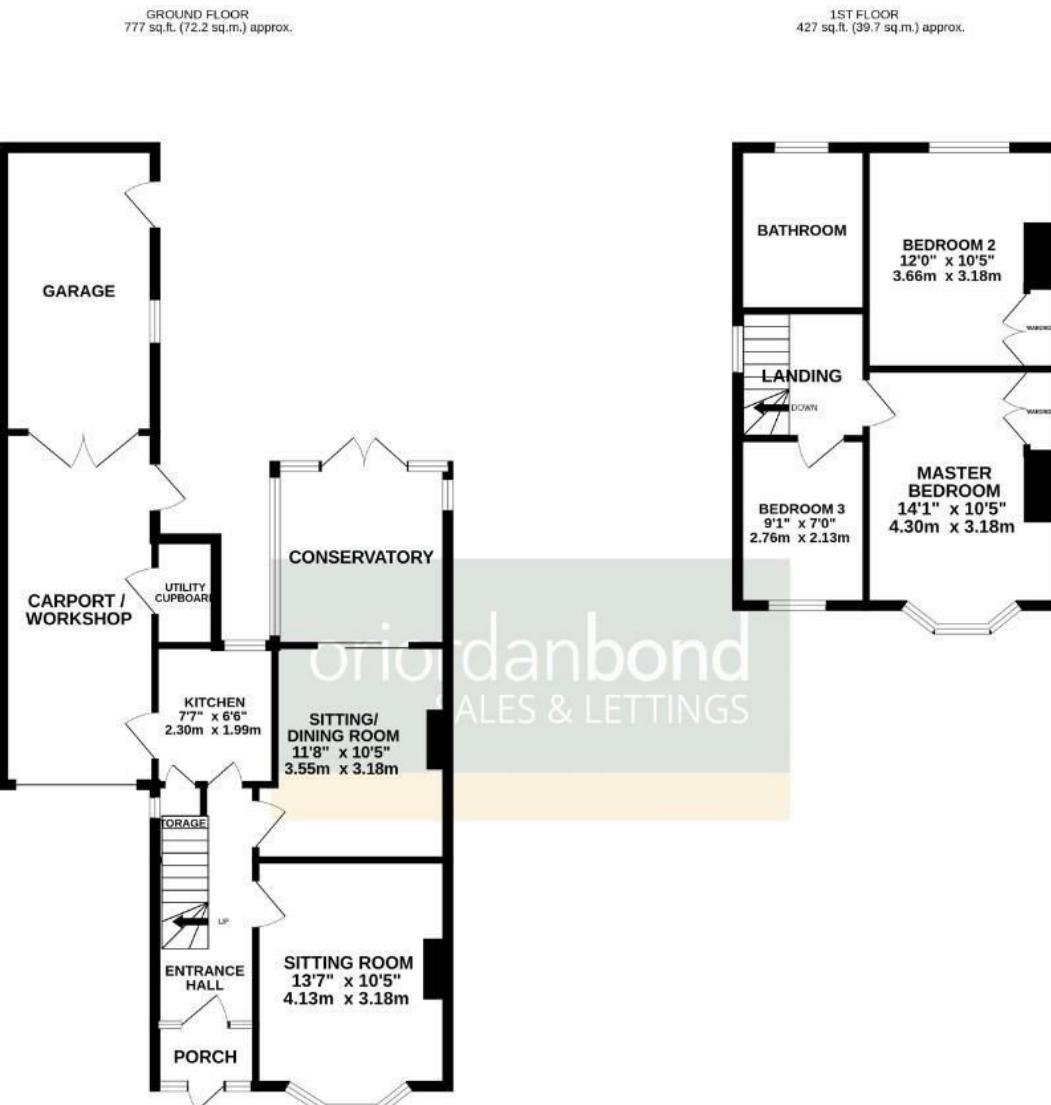
O'Riordan Bond is pleased to offer to the market this well presented three bedroom semi-detached home, located on the popular park side of Bush Hill, within close proximity to both primary and secondary schools, shops and other amenities as well as good road links.

Accommodation comprises entrance hall, sitting room with feature bay window to the front, kitchen and a dining room with conservatory off. To the first floor are three generous size bedrooms and a family bathroom. Outside is a front garden with driveway providing off road parking leading to the front of a carport/workshop which gives access to a single garage. The rear garden is landscaped with a range of mature shrubbery, laid to lawn and paved patio, backing onto local allotments. Further benefits include uPVC double glazing and gas radiator heating. (B/914/M)

- Three bedroom semi-detached home
- Two reception rooms
- Conservatory
- Gas radiator heating
- Landscaped rear garden
- Off road parking, carport/workshop and garage







TOTAL SQUARE FOOTAGE EXCLUDES CARPORT / WORKSHOP AND GARAGE

TOTAL FLOOR AREA: 914sq.ft. (84.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: E

#### 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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