



# Smith Street

Spratton, Northamptonshire

oriordanbond  
SALES & LETTINGS



## Smith Street

Spratton

NN6 8HW

PRICE £220,000

Offering excellent value for money is this established semi-detached house with 160ft south facing rear garden offering potential to extend if required (subject to planning permission.) The property is situated on the edge of the highly regarded village of Spratton, within close proximity of the recreation ground, and a couple of minutes walk to the schools. The property has uPVC double glazed windows and gas radiator heating.

The accommodation comprises entrance hall with stairs rising to the first floor landing, sitting room, kitchen/diner, rear lobby giving access to the cloakroom/WC, under stairs storage cupboard and a recently replaced new door to the garden. To the first floor are two double bedrooms and spacious family bathroom. Outside, the property is elevated, set back from the road and accessible via steps and pedestrian path which are shared with neighbouring properties. There is a small enclosed front garden with side gated pedestrian access to the 160ft south facing garden. (B/690/L)

### 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.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 690 sq.ft. (64.1 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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