



**Lauderdale Avenue**  
Sandringham Gardens, Northampton

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SALES & LETTINGS



## Lauderdale Avenue

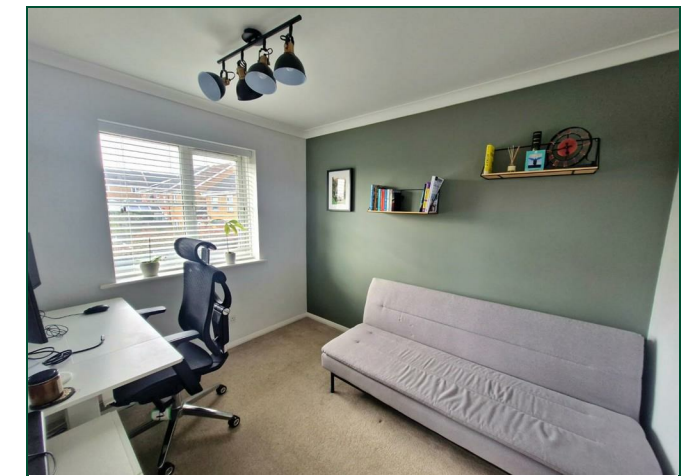
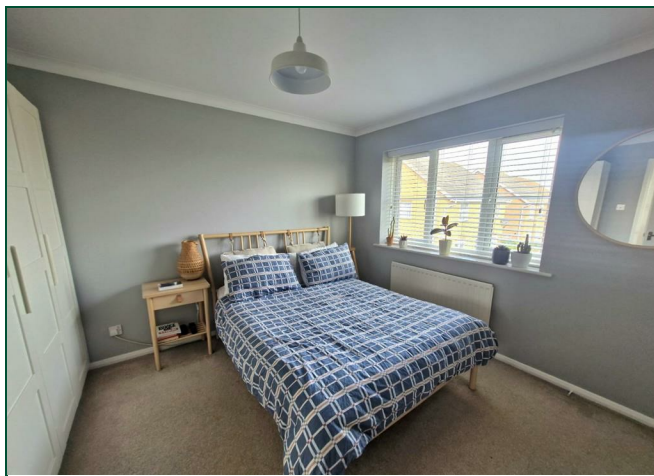
Sandringham Gardens  
NN4 8RJ

Offers Over  
£240,000

This immaculately presented modern two bedroom end terraced home is offered for sale in the very popular Sandringham Gardens, part of NN4.

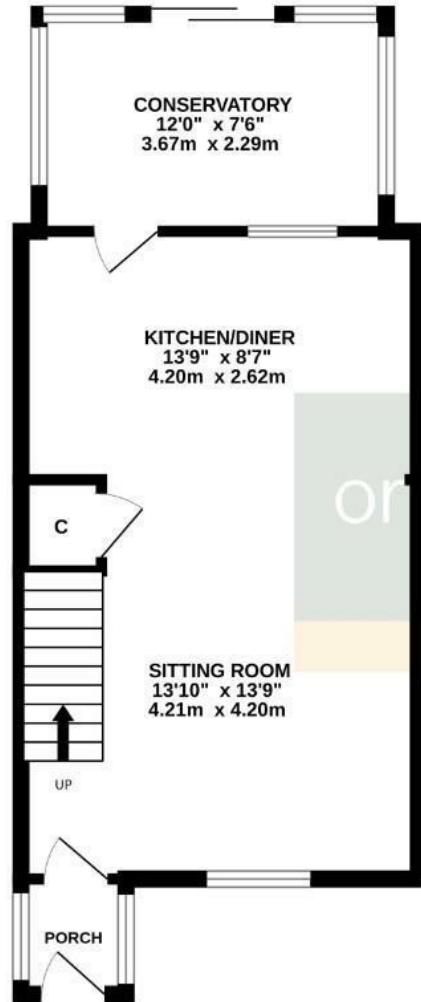
The accommodation comprises entrance porch, open plan living/kitchen/dining room with built-in appliances and conservatory. On the first floor are two double bedrooms and a family bathroom. Outside is a front lawn enclosed by mature hedges and shrub borders and off road parking for two cars. The rear garden has a small patio with the remainder laid to lawn and enclosed by timber fencing with gated side access. Further benefits include uPVC double glazing, gas radiator heating and an EV charging point. (A/723/S)

- Two bedroom end terraced home
- Open plan living/kitchen/dining room
- Conservatory
- Gas radiator heating
- Private rear garden
- Off road parking for two cars and EV charging point

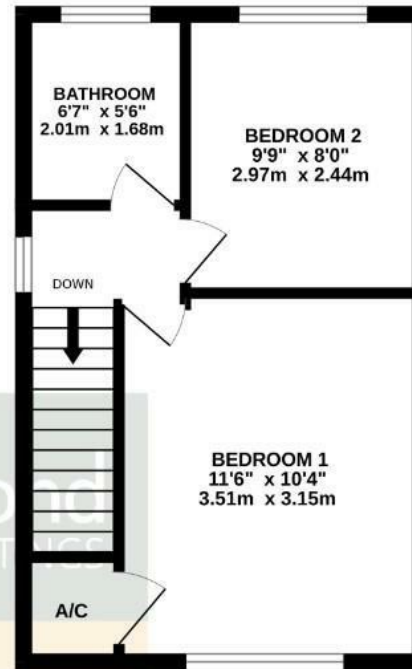




GROUND FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



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TOTAL FLOOR AREA: 723 sq.ft. (67.1 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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### 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.

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