



# Grange Road

Eastfield, Northampton

oriordanbond  
SALES & LETTINGS



GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.

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



TOTAL FLOOR AREA : 697 sq.ft. (64.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing 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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## Grange Road

Eastfield

NN3 2AY

GUIDE PRICE £170,000

O'Riordan Bond is pleased to offer to the market with no upper chain this two bedroom terraced property ideally situated within close proximity to Eastfield Park.

The accommodation comprises entrance porch, sitting room, dining room and kitchen. To the first floor are two well proportioned double bedrooms and a family bathroom. Outside is an open plan lawned front garden. The private rear garden is also mainly laid to lawn and features a patio area and brick-built storage shed. Further benefits include gas radiator heating and uPVC double glazing. (B/697/M)

### Additional information

- Council Tax Band: A
- Energy Efficiency Rating: C

### 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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