



# Georges Avenue

Bugbrooke, Northamptonshire

**oriordanbond**  
SALES & LETTINGS



## Georges Avenue

Bugbrooke  
NN7 3PP

Price  
£325,000

Situated in a quiet cul-de-sac within the popular village of Bugbrooke is this extended four bedroom semi-detached home offering spacious accommodation throughout and excellent potential for modernisation.

The accommodation comprises porch, entrance hall, sitting room, kitchen/dining room, and a ground floor shower room. To the first floor are three double bedrooms, a well-proportioned single bedroom, an office and a family bathroom. Outside, the rear garden features a small patio area and lawn while to the front is a block paved driveway providing parking for two vehicles, a lawned garden and a single garage. Further benefits include uPVC double glazing, gas radiator heating and no upward chain. (B/1275/M)

- Extended four bedroom detached home
- Separate shower room and family room
- Gas radiator heating
- Enclosed rear garden
- Driveway and garage
- No upward chain





GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.

1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.4 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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#### Additional information

- Council Tax Band: C
- 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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