



# Derwent Drive

Kings Heath, Northampton

oriordanbond  
SALES & LETTINGS





## Derwent Drive

Kings Heath  
NN5 7LB

Price  
£245,000

Presented to an immaculate standard having been fully renovated by the current owners is this two bedroom terraced house. Making an ideal purchase for first time buyers, the property is located within the popular residential area of Kings Heath, set within close proximity to local schools, shops and parks.

Accommodation comprises entrance hall, sitting room, kitchen/dining room, two first floor double bedrooms and a bathroom. Outside, to the rear of the property is a generous garden with re-paved patio area, lawn and allotment space. To the front is a lawn area and driveway. Further benefits include gas radiator heating and uPVC double glazing. (A/794/M)

- Fully renovated two double bedroom terraced home
- Re-fitted kitchen/dining room
- Re-fitted bathroom
- Gas radiator heating
- Good size rear garden
- Off road parking

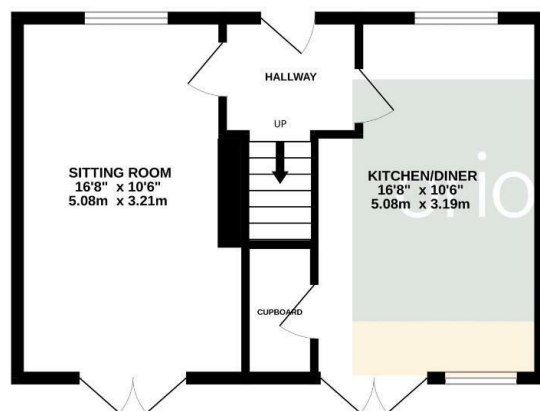




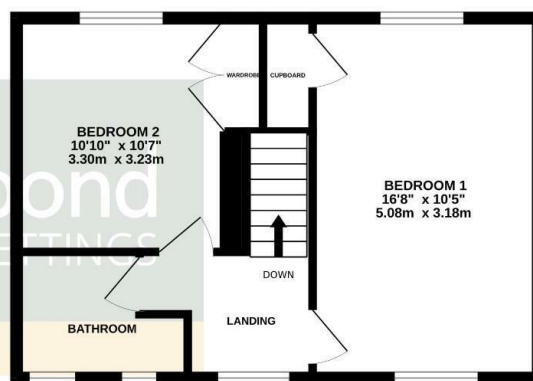




GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.7 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: 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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