



# Waypost Court

Lings, Northampton

**oriordanbond**  
SALES & LETTINGS





## Waypost Court

Lings

NN3 8LN

OFFERS OVER £170,000

**A well presented two bedroom terraced home, situated in the popular location of Lings, within close walking distance to Weston Favell Shopping Centre, bus stops and local schools.**

Offered to the market with no onward chain, the accommodation comprises entrance hall, large open plan kitchen/dining room, sitting room, two first floor double bedrooms and a family bathroom. Outside is a front garden, an enclosed garden to the rear and ample communal parking. Further benefits include uPVC double glazing and gas warm air heating. (B/849/S)

### Additional information

- Council Tax Band: A
- 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.

**O'Riordan Bond Weston Favell Sales**  
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GROUND FLOOR  
424 sq. ft. (39.4 sq.m.) approx.

1ST FLOOR  
424 sq. ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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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