



**St. Johns Avenue**  
Kingsthorpe, Northampton

**oriordanbond**  
SALES & LETTINGS



## St. Johns Avenue

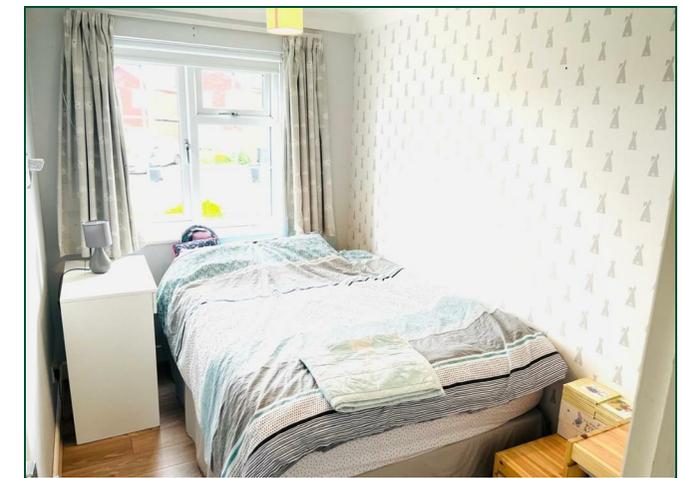
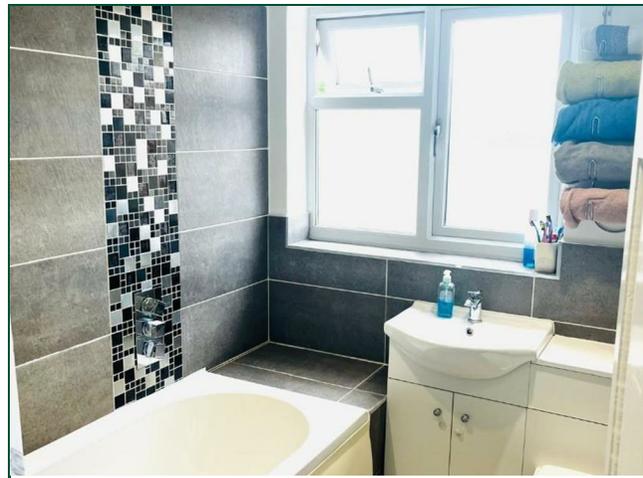
Kingsthorpe  
NN2 8RU

Price  
£305,000

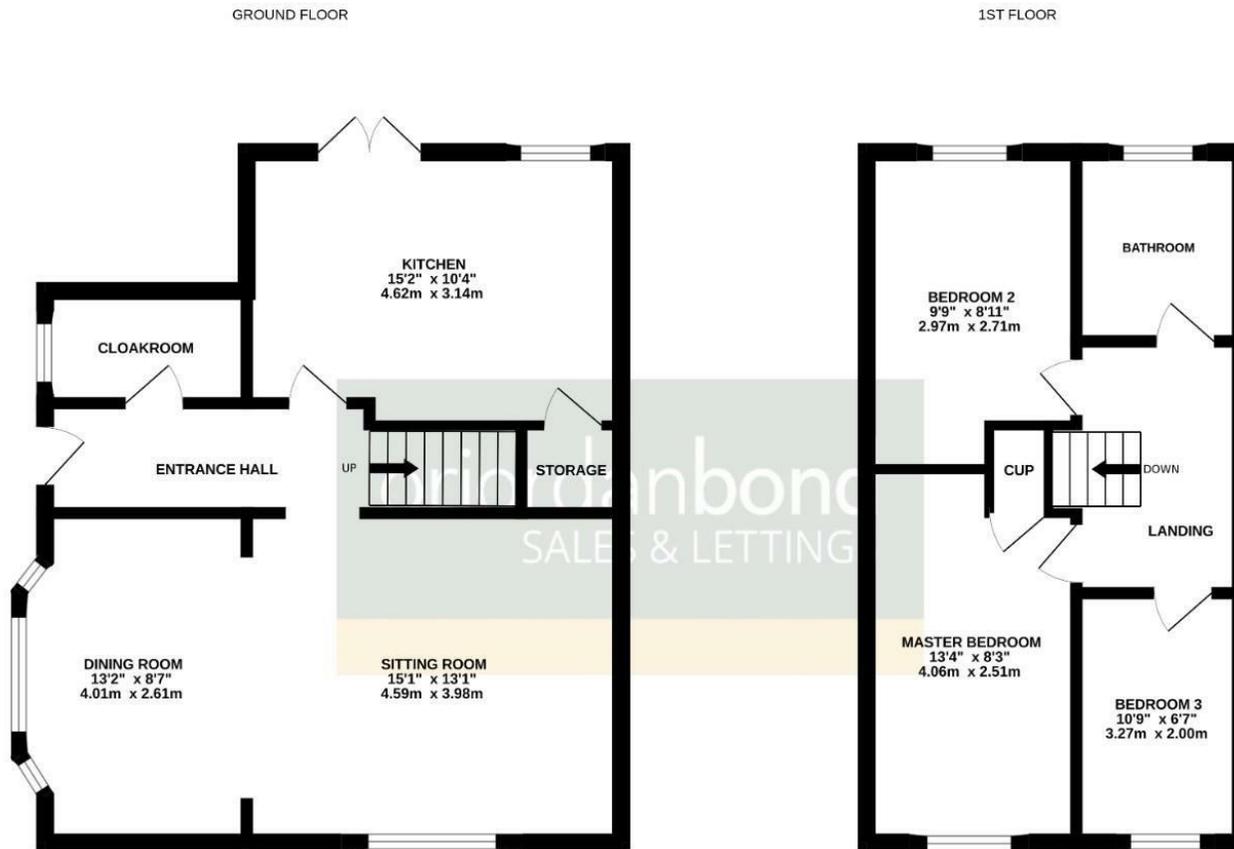
A well presented and extended three bedroom detached family home located in this desirable area within Kingsthorpe. The property is set within easy access to local amenities, schools and a ten minute drive to Northampton train station.

The accommodation comprises entrance hall, cloakroom/WC, sitting room open to dining room and refitted kitchen with French doors accessing the rear garden. To the first floor are three generous size bedrooms and a refitted family bathroom. Outside, to the rear of the property is a private garden with patio area leading to feature artificial lawn. To the front of the property is a block paved driveway providing off road parking for two vehicles, further lawn garden space and access to a converted garage currently used as a gym. Further benefits include uPVC double glazing and gas radiator heating. (B/1007/M)

- Extended three bedroom detached home
- Two reception rooms
- Re-fitted kitchen and bathroom
- Gas radiator heating
- Private rear garden
- Off road parking and converted garage

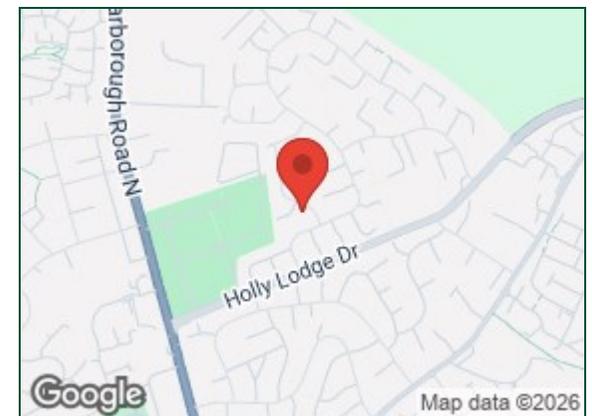






TOTAL FLOOR AREA : 1007 sq.ft. (93.6 sq.m.) approx.

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: 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 Kingsthorpe Sales**

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