



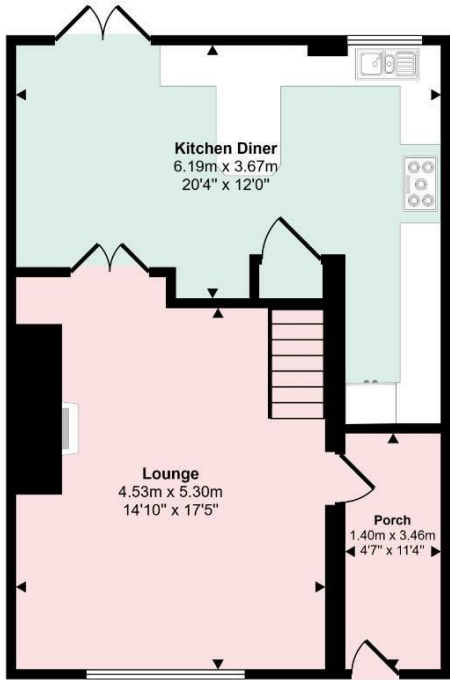
## 266 OBELISK RISE NORTHAMPTON, NN2 8TW

**£317,000**  
**FREEHOLD**

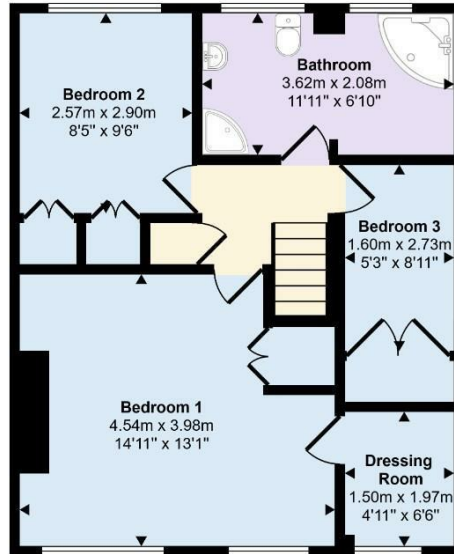
Stonhills are pleased to offer this three bedroom detached home located in the popular Kingsthorpe area of Northampton. The accommodation comprises an entrance hall, lounge and kitchen/dining room, with the first floor offering bedroom one with dressing room, two further bedrooms and a family bathroom. Outside is a rear garden, off-road parking and a useful outbuilding converted into a separate kitchen ideal for home baking, all well positioned for local amenities and access to Northampton, the A43, M1 and A14 routes.

 **stonhills**  
LAND & ESTATE AGENTS

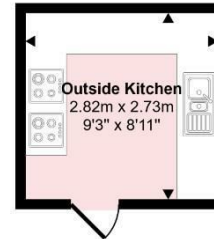
Approx Gross Internal Area  
113 sq m / 1214 sq ft



Ground Floor  
Approx 56 sq m / 608 sq ft



First Floor  
Approx 49 sq m / 523 sq ft



Garden Room  
Approx 8 sq m / 83 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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