



**Towcester Road**  
Far Cotton, Northampton

**oriordanbond**  
SALES & LETTINGS



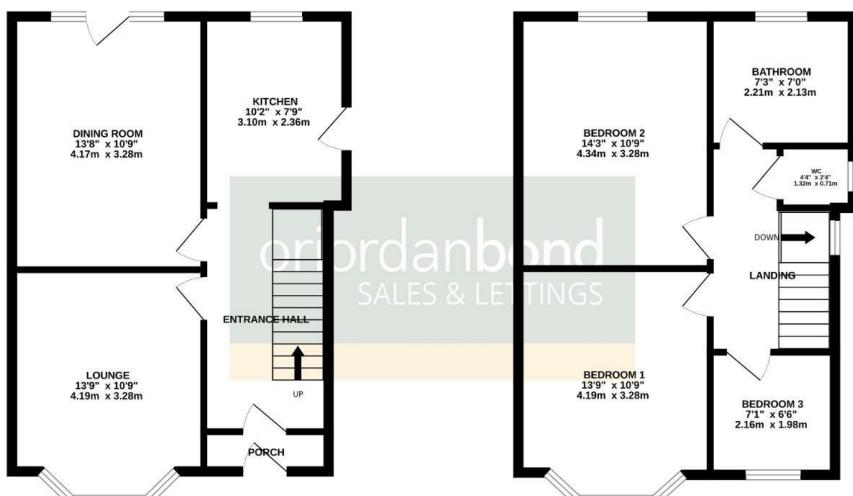
## Towcester Road

Far Cotton  
NN4 8LR

PRICE £270,000

GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



or Riordan Bond  
SALES & LETTINGS

TOTAL FLOOR AREA: 924 sq.ft. (85.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.  
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**Set back from the road, this mature double bay fronted three bedroom semi-detached home is offered for sale in the very popular area of Delapre, part of NN4. The property provides good access to local amenities and schools as well as Northampton town centre and train station.**

The accommodation comprises entrance hall with stairs to first floor, living room with triple glazed bay window to front and feature electric burner, dining room with uPVC door to the garden and a fitted kitchen with built-in oven, hob and extractor over and a door to the garden from the side. On the first floor are three bedrooms (two large doubles with triple glazed windows) along with a family bathroom with separate WC. Outside is a lawned front garden with pathway leading to the front entrance porch. The rear garden has a patio area to the immediate rear with steps leading to a raised lawn, flower and shrub borders, a further area laid to shingle, a single garage and rear and side gated access. Further benefits include uPVC double and triple glazed windows and gas radiator heating. (B/924/M)

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: E

### 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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