



**Tiverton Avenue**  
Northampton,

**oriordanbond**  
SALES & LETTINGS



# Tiverton Avenue

Northampton  
NN2 8LY

PRICE £615,000

O'Riordan Bond are pleased to market this rarely available four bedroom detached family home situated on a large and private corner plot, in the popular location of Tiverton Avenue on the outskirts of Kingsthorpe

Accommodation comprises of entrance hall, W/C, kitchen/diner with separate utility room, dual aspect living room, separate dining room and conservatory. The first floor offers four double bedrooms, with master bedroom benefitting from ensuite shower room and fitted wardrobes, there is also a three piece family bathroom. Outside the front of the property you will find a large driveway with ample parking leading to the detached double garage and well maintained garden. To the rear there is a south facing rear garden with two seating areas. The property benefits from uPVC double glazing and gas central heating. (B/1803/L)

- \* TENURE - Freehold
- \* COUNCIL TAX BAND - F

## Additional information

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

## Viewing

Viewing strictly by appointment – details below

## Disclaimer

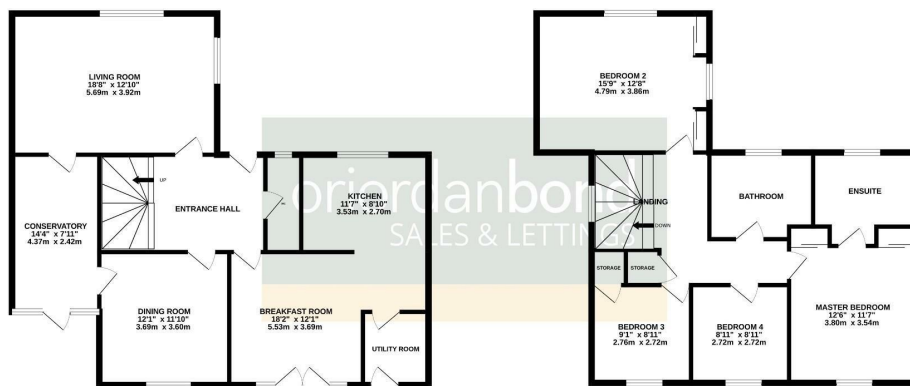
O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Kingsthorpe Sales  
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GROUND FLOOR  
983 sq.ft. (91.3 sq.m.) approx.

1ST FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA - 1803 sq.ft. (167.5 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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