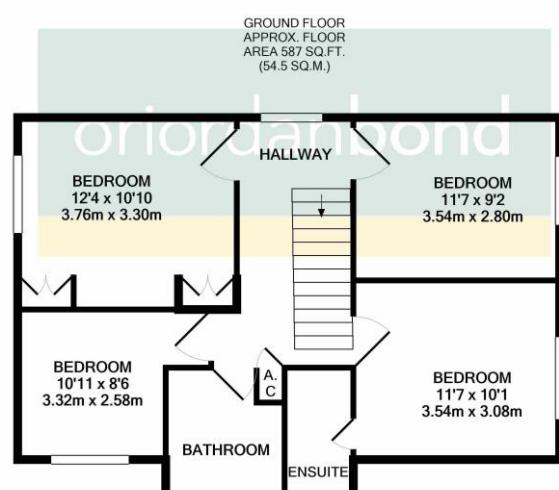
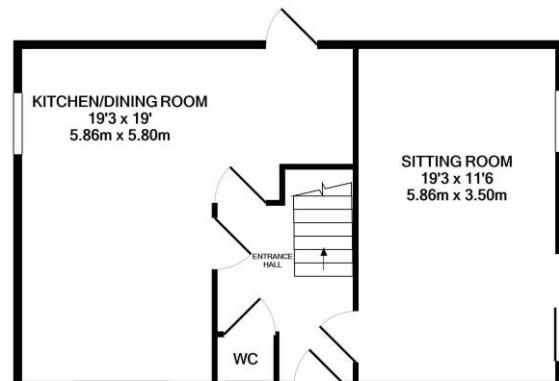




**Berrydale**  
Northampton NN3 5EQ

oriordanbond



TOTAL APPROX. FLOOR AREA 1192 SQ.FT. (110.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Berrydale

Northampton NN3 5EQ

PRICE £349,995

A well presented and much improved detached home situated in this highly sought after location. The property has been re-modelled by the current owners to provide a well laid out home suitable for modern living.

The accommodation comprises entrance hall, refitted cloakroom/WC, sitting room, re-fitted open plan kitchen/dining room, four first floor bedrooms, a re-fitted en-suite to the master bedroom and a re-fitted family bathroom. Outside are gardens to three aspects and an ample driveway providing off road parking leading to a detached double garage. Further benefits include gas radiator heating and uPVC double glazing. (A/1192/M)

### Additional Information

- Northampton Town Centre: 4.6 Miles
- Northampton Train Station: 5.4 Miles
- Council Tax Band: E
- Energy Efficiency Rating: D (58 / 80)

### 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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