



**31 Falconers Rise**  
East Hunsbury, Northampton

oriordanbond





## 31 Falconers Rise

East Hunsbury

Northampton NN4 0RJ

PRICE £270,000

An immaculately presented three bedroom semi detached bungalow situated on the desirable Grangewood Development within East Hunsbury and boasting generous, extended single storey living accommodation.

Entrance hall, refitted cloakroom/shower room, open plan kitchen/living/dining room with vaulted ceiling, re-fitted kitchen with integrated appliances and three bedrooms with re-fitted en-suite bathroom to master. Outside is a driveway to the front and a rear garden is mainly laid to lawn and enclosed with timber fencing. This property would make an ideal buy to let and has a rental potential in the region of £1,000 pcm. Membership to the Grangewood Club is mandatory; charges in 2020 were approx. £244 (inc. vat.) (A/945/L)

### Additional information

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

### Viewing

Viewing strictly by appointment – details below

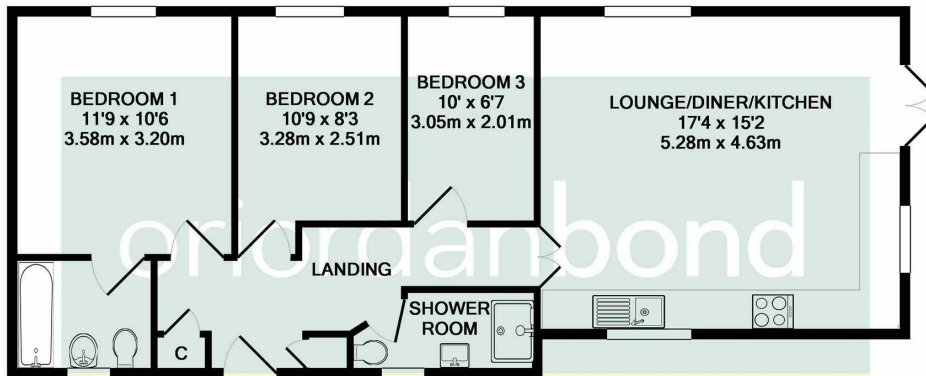
### Disclaimer

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 Hunsbury Sales

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TOTAL APPROX. FLOOR AREA 900 SQ.FT. (83.6 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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