



Balmoral Road  
Queens Park, Northampton







## Balmoral Road

Queens Park

Northampton NN2 6LA

PRICE £227,500

An immaculately presented double bay fronted Victorian terrace property, situated within the sought after Queens Park location, close to the town centre and local amenities. The current owner has taken great care and attention in renovating the property to a very high standard, re-modelling the ground floor living area, whilst maintaining many original features throughout.

The accommodation comprises entrance hall with tiled floor leading to an open plan sitting/dining room and newly installed kitchen with integrated cooking appliances. To the first floor are three bedrooms and a re-fitted three-piece bathroom suite. Outside is a large private rear garden which is mainly to lawn with views of the local church and a single garage accessed via a rear service road. Further benefits include uPVC double glazing throughout and a newly installed gas central heating system. (A/895/L)

### Additional Information

- Northampton Town Centre: 1.1 Miles
- Northampton Train Station: 1.5 Miles
- Council Tax Band: B
- Energy Efficiency Rating: TBC

### Viewing

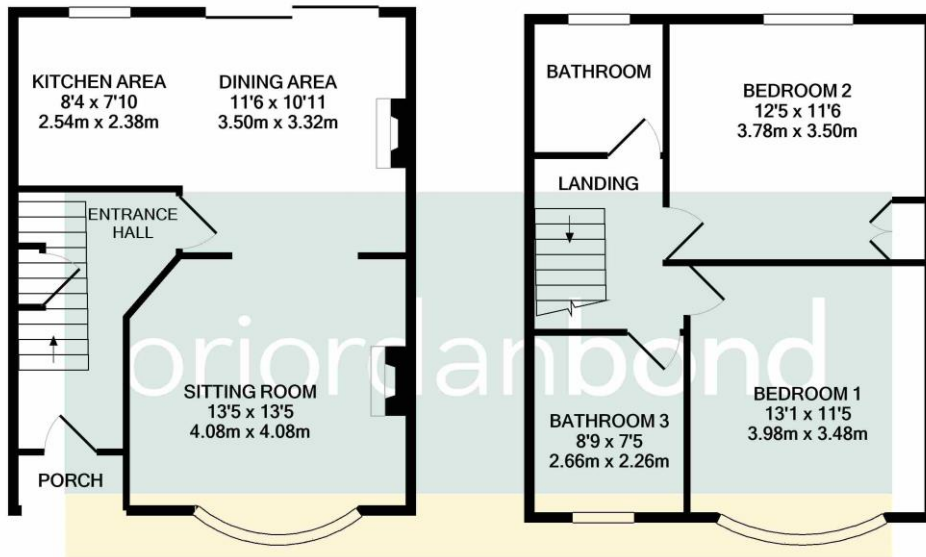
Viewing strictly by appointment – details below

### 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  
01604 722007

kingsthorpe@oriordanbond.co.uk



GROUND FLOOR  
APPROX. FLOOR  
AREA 447 SQ.FT.  
(41.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 895 SQ.FT. (83.1 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  
Made with Metropix ©2020