

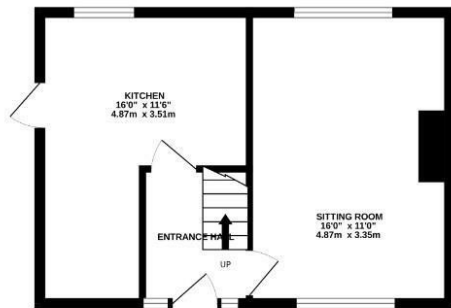


**Addison Road**  
Abington, Northampton

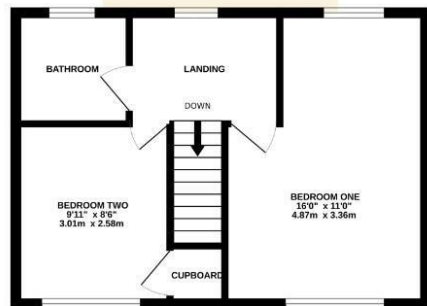
**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR



1ST FLOOR  
O'Riordan Bond  
SALES & LETTINGS



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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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## Addison Road

Abington

NN3 2LL

GUIDE PRICE £175,000

A mature end terrace property, offered for sale with no onward chain, which would make an ideal first time buy or buy-to-let investment. The property requires some light cosmetic refurbishment.

Accommodation comprises entrance hall, sitting room, kitchen, two double bedrooms and a bathroom. Externally there is a larger than average enclosed garden to the rear. There is also a front garden which could offer the potential for off road parking (subject to planning permission.) Further benefits include gas radiator heating and uPVC double glazing. (C/714/L)

### Additional information

- Council Tax Band: A
- Energy Efficiency Rating: D

### 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 Abington East Sales  
01604 639007

abingtoneast@oriordanbond.co.uk

