



**509, Wellingborough Road**  
**Abington, Northampton**

**oriordanbond**  
SALES & LETTINGS





**509**

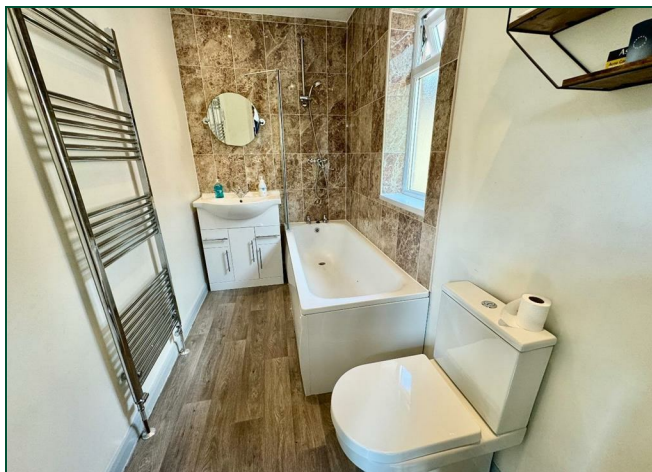
Wellingborough Road  
Abington NN3 3HU

£325,000

O'Riordan Bond is pleased to offer to the market this substantial semi-detached home, situated in a highly regarded location, in short walking distance of Abington Park. The property is offered for sale with accommodation arranged over three floors.

Entrance hall, cloakroom/WC, sitting room and a re-fitted kitchen/dining room. To the first floor are three double bedrooms and a re-fitted family bathroom. The second floor provides a further large double bedroom which lends itself to conversion into two generous bedrooms and a newly installed en-suite. Outside are front and larger than average mature rear gardens. Further benefits include uPVC double glazing and gas radiator heating. (B/1340/L)

- Substantial three storey four bedroom semi-detached
- Newly installed en-suite to master bedroom
- Re-fitted kitchen/dining room
- Re-fitted family bathroom
- Gas radiator heating
- Larger than average rear garden

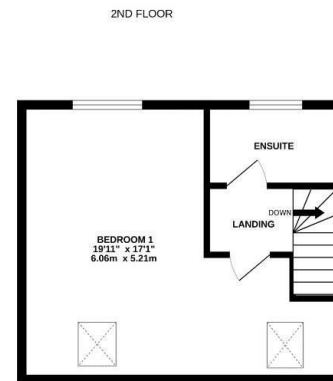
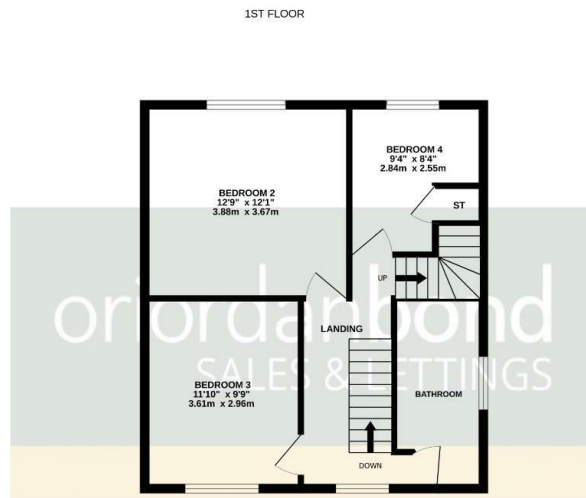
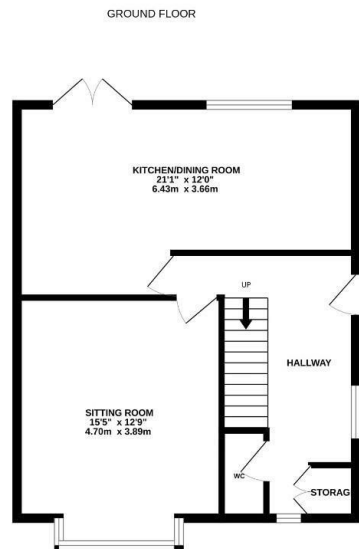












TOTAL FLOOR AREA : 1340sq.ft. (124.5 sq.m.) approx.

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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### Additional information

- Council Tax Band: B
- 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**

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