



**Cedar Road East**  
Abington, Northampton

**oriordanbond**  
SALES & LETTINGS





## Cedar Road East

Abington  
NN3 2JF

Offers Over  
£292,500

O'Riordan Bond is pleased to be the chosen agent to market this superbly presented home, situated in a highly regarded location, close to several local amenities, good quality schooling and in short walking distance of Abington Park.

The property is offered for sale with accommodation comprising entrance hall, sitting room, dining room, re-fitted kitchen and a cellar. The first floor provides three bedrooms and a high quality, re-fitted four-piece family bathroom. Outside are front and larger than average rear gardens with an oversized garage accessed via a rear service road. Further benefits include an external brick-built store with WC, uPVC double glazing and gas radiator heating. (A/1000/L)

- Three bedroom double bay fronted terraced home
- Two reception rooms
- Re-fitted kitchen and four-piece bathroom
- Gas radiator heating
- Larger than average rear garden
- Oversized garage





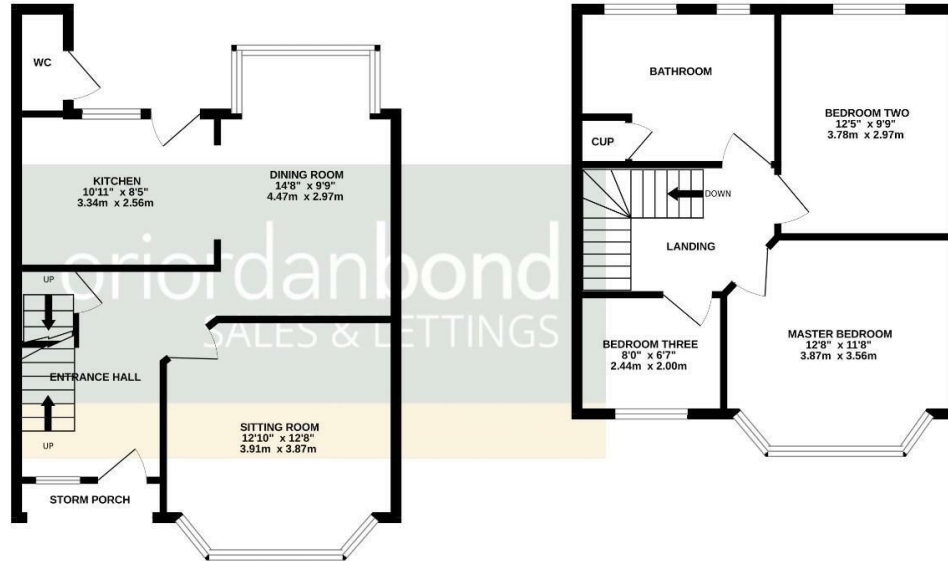
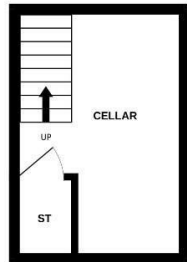




BASEMENT LEVEL

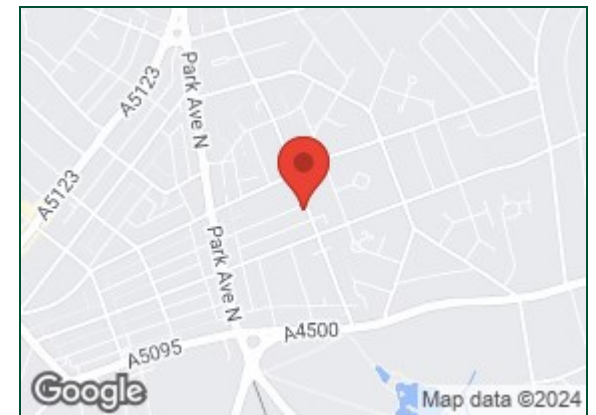
GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1000sq.ft. (92.9 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: C
- 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

