



**35 Norman Road**  
**Abington**

**oriordanbond**  
SALES & LETTINGS





## 35 Norman Road

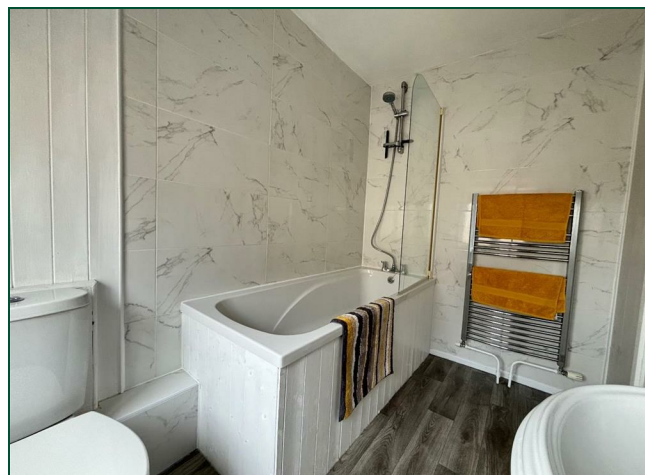
Abington NN3 2SG

£259,995

O'Riordan Bond is pleased to be the chosen agent to market this well presented, semi-detached home situated in a popular location just a short walk from Abington Park. The property is offered for sale with no onward chain and would make an ideal first time buy.

The accommodation comprises spacious entrance hall, cloakroom/WC, sitting room, open plan re-fitted kitchen/dining room and a conservatory. The first floor provides three generous bedrooms and a re-fitted bathroom. Externally, to the rear is a private, enclosed garden with gated side access. To the front is hard standing which could easily be converted to an ample driveway (subject to planning permission.) Further benefits include gas radiator heating and uPVC double glazing. (B/1067/S)

- Three bedroom semi-detached home
- Open plan re-fitted kitchen/dining room
- Re-fitted family bathroom
- Gas radiator heating
- Private enclosed rear garden
- No onward chain

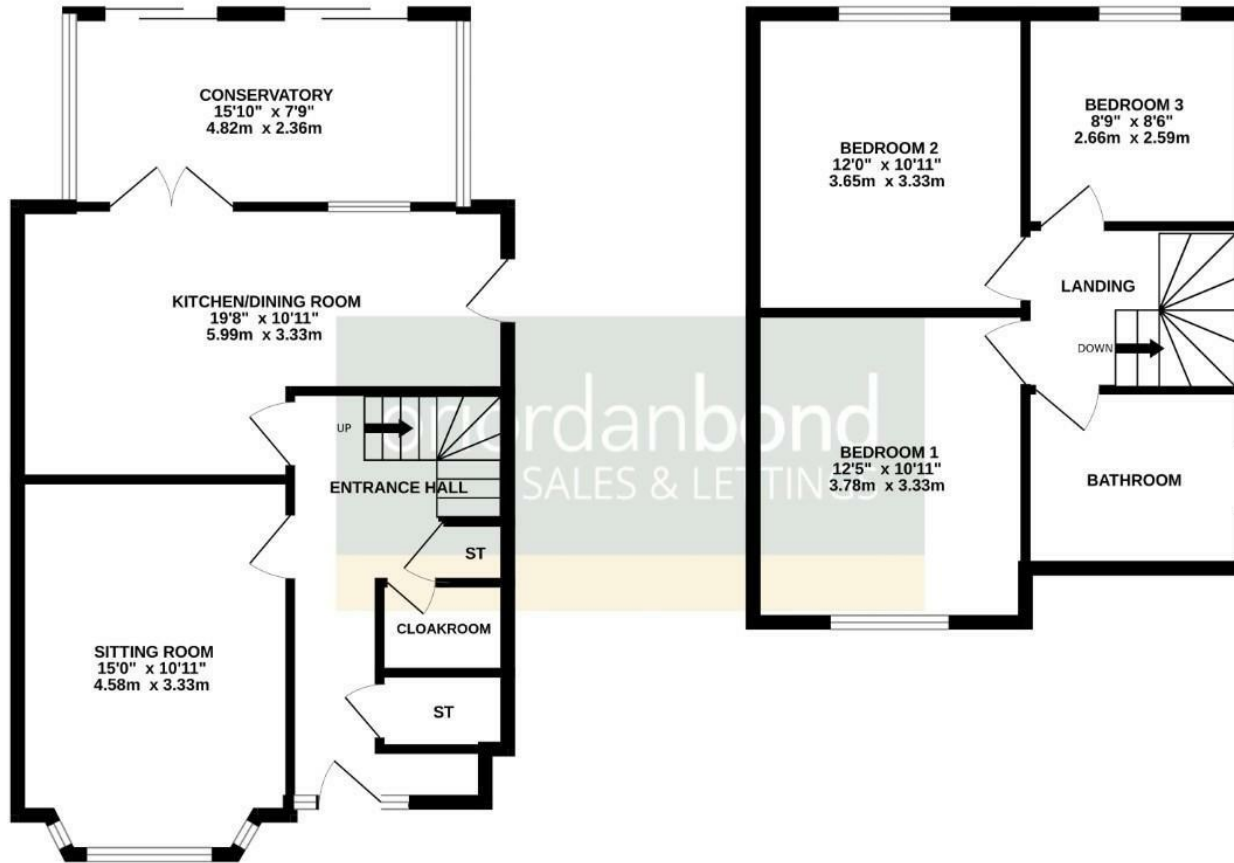






GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.

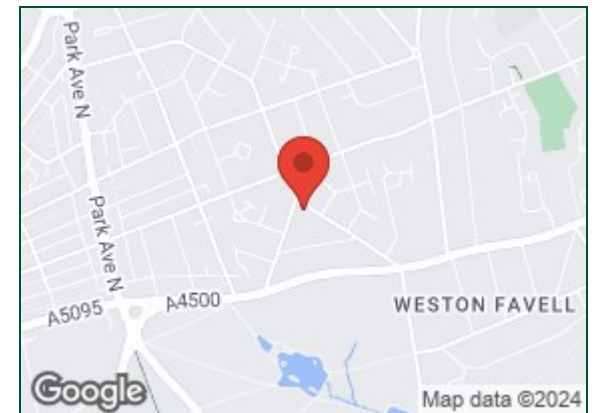
1ST FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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: 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 Abington East Sales

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