



# Birchfield Road East

Abington, Northampton

oriordanbond  
SALES & LETTINGS





## Birchfield Road East

Abington

NN3 2TE

OFFERS OVER £265,000

O'Riordan Bond is excited to offer for sale this spacious three bedroom end terraced home, located on an overly generous plot, with partly walled gardens to three aspects with a variety of useful outside brick-built stores including a garden WC.

The accommodation comprises spacious entrance hall, sitting room with windows to two aspects, kitchen/dining room, pantry, utility room, three good size bedrooms with built-in cupboards/wardrobes and a re-fitted bathroom. Benefits include gas radiator heating and uPVC double glazing. This is a competitively priced property and early viewing is recommended. (C/918/M)

### Additional information

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

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

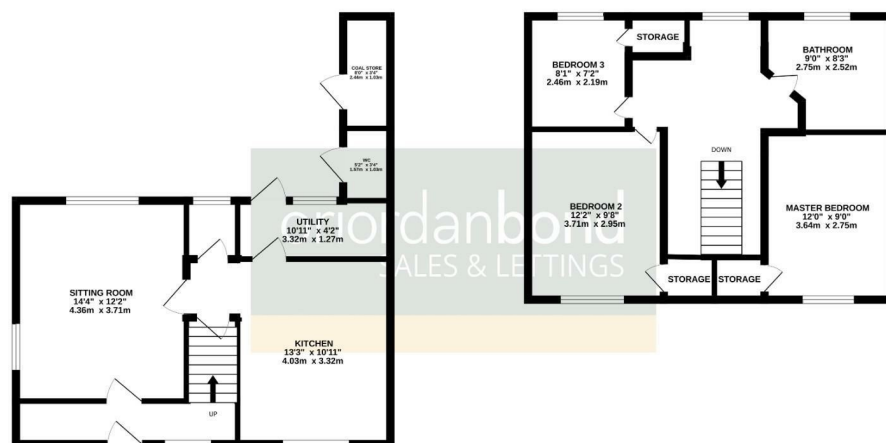
O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Abington East Sales  
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GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.

1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



While 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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