



**Taunton Avenue**  
Abington Vale, Northampton

**oriordanbond**  
SALES & LETTINGS





# Taunton Avenue

Abington Vale  
NN3 3LY

PRICE £299,995

**An extended three bedroom detached property, situated in one of Abington Vale's most sought after locations, within short walking distance of the local shops, school and Abington Park.**

The accommodation comprises porch, entrance hall, sitting/dining room open to a snug, kitchen, utility room and cloakroom/WC. To the first floor are three generous size bedrooms and a four-piece family bathroom. Outside to the rear is a family garden being mainly laid to lawn with patio area and offering a high degree of privacy. Outside to the front is a driveway providing off road parking leading to up to a single garage. Further benefits include gas radiator heating and uPVC double glazing. (C/1100/S)

## Additional information

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

## Viewing

Viewing strictly by appointment – details below

## Disclaimer

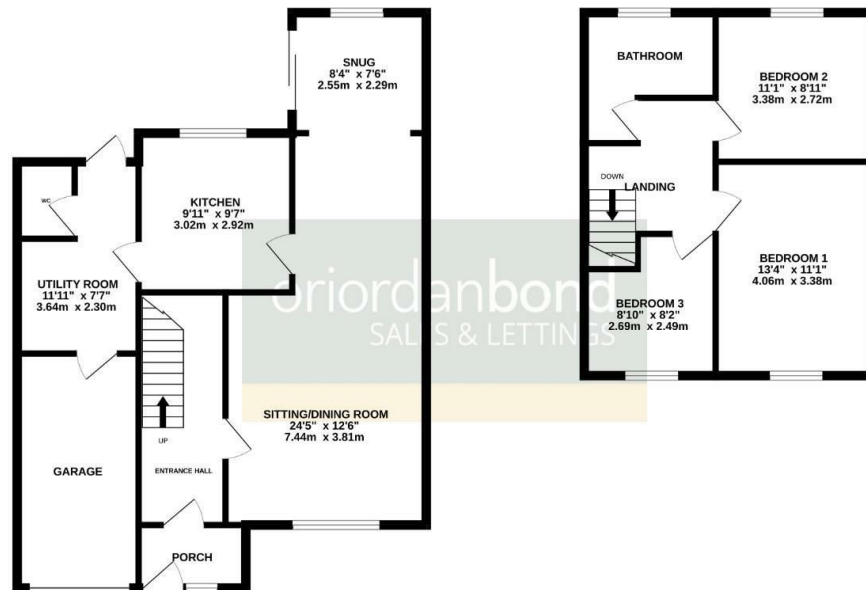
O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Abington Vale Sales**  
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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1100sq.ft. (102.2 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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