



# Trinity Road

Abington Vale, Northampton

oriordanbond  
SALES & LETTINGS





# Trinity Road

Abington Vale  
NN3 3FA

Offers Over  
£370,000

**A modern three bedroom detached property, situated in one of Abington Vale's most sought after locations, within short walking distance of the local shops, Abington Park and close proximity to Bridgewater Primary School.**

The accommodation comprises entrance hall, cloakroom/WC, sitting room and kitchen/dining room. From the first floor landing is a four-piece family bathroom and three generous size bedrooms with the master benefitting from an en-suite shower room. Outside, to the rear is a large family garden being mainly laid to lawn with patio area. To the front is a driveway providing off road parking for at least two vehicles leading to a detached single garage. Further benefits include gas radiator heating and uPVC double glazing. (B/979/M)

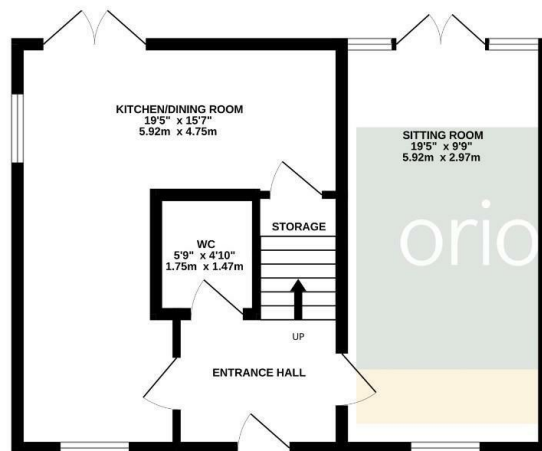
- Three bedroom detached home
- En-suite to master bedroom
- Kitchen/dining room
- Gas radiator heating
- Large rear family garden
- Driveway and detached garage



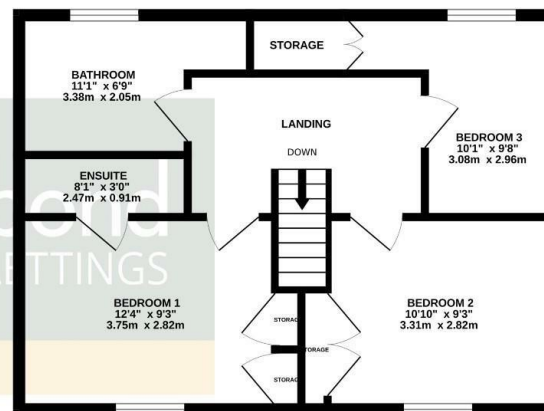




GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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: E
- Energy Efficiency Rating: B

#### 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.

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