



# Trimley Close

Abington Vale, Northampton

oriordanbond  
SALES & LETTINGS





## Trimley Close

Abington Vale

NN3 3DL

PRICE £329,995

A well presented three bedroom detached family home, situated in this sought after cul-de-sac location, within the popular Abington Vale area. The property is located close to local schools, amenities and bus routes.

The accommodation comprises entrance porch, through sitting/dining room, and kitchen. To the first floor are three generous size bedrooms and a three-piece family bathroom. Outside to the rear is a large secluded family garden being mainly laid to lawn with patio area. To the front is a gravelled driveway providing off road parking for at least two vehicles leading up to an oversized integral garage. Further benefits include gas radiator heating and uPVC double glazing. (B/1036/M)

### 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.

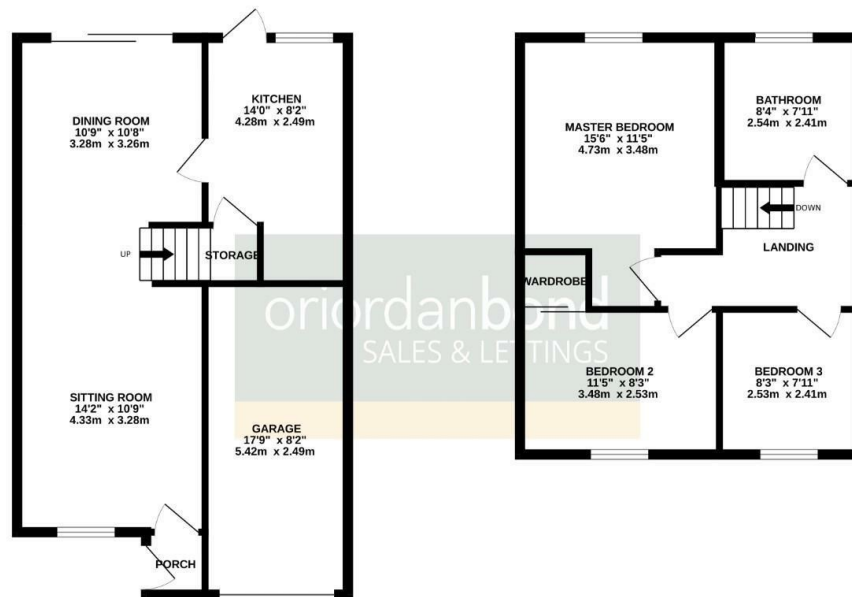
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GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.

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



TOTAL FLOOR AREA: 1036 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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