



# Knowle Close

Abington Vale, Northampton

oriordanbond  
SALES & LETTINGS



## Knowle Close

Abington Vale  
NN3 3LW

Price  
£399,995

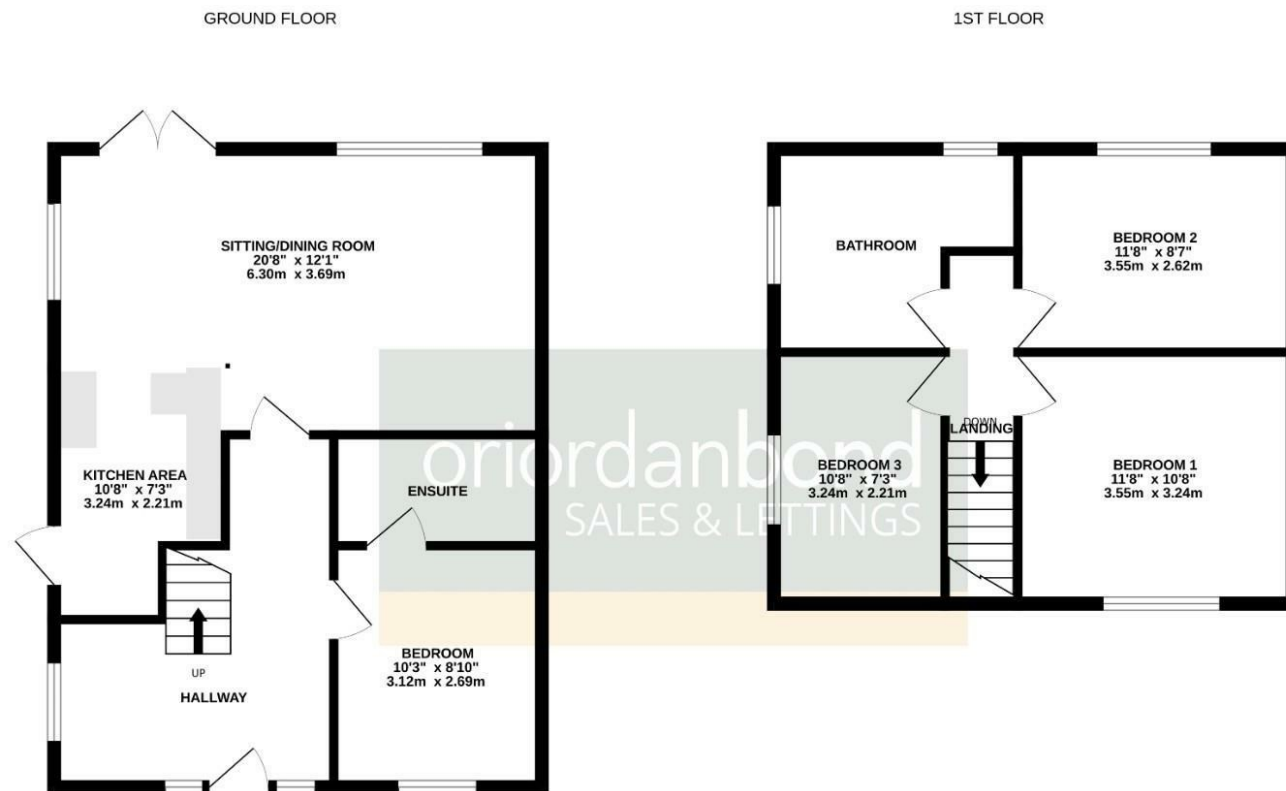
O'Riordan Bond is delighted to be chosen to market this four bedroom semi-detached home situated within the very heart of Abington Vale. The property occupies a generous plot and is also located within short walking distance of the local shops, schools and Abington Park. The property has been modernised and improved to an extremely high standard throughout by the current owner.

The accommodation comprises welcoming entrance hall, ground floor bedroom with re-fitted en-suite shower room and a kitchen open plan to the sitting/dining room. To the first floor are three generous size bedrooms and a larger than average bespoke three-piece family bathroom. Outside is a beautifully landscaped large southerly facing rear garden that offers pleasant external family space and a high degree of privacy. The garden is mainly laid to lawn and also benefits from a custom built summerhouse and a secluded seating area. To the front is a driveway providing off road parking. Further benefits include gas radiator heating and double glazing. (A/981/L)

- Four bedroom semi-detached home
- Ground floor bedroom with re-fitted en-suite
- Sitting/dining room open plan to kitchen
- Gas radiator heating
- Enclosed rear garden with summerhouse
- Off road parking







TOTAL FLOOR AREA : 981 sq.ft. (91.1 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: C
- 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 Vale Sales**

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