



HOWKINS &
HARRISON

18 Brayford Close, Northampton, NN3 3LU

Guide Price £269,950

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A four bedroom semi detached dormer bungalow situated in the sought after location of Abington Vale, offering close proximity to local schools and amenities.

Ground Floor

The property is entered through a UPVC door into the hallway with stairs leading to the first floor accommodation and doors to all respective rooms including bedroom 3 and bedroom 4/study. The open plan lounge/diner leads on to the kitchen, fitted with various cabinets and work surfaces incorporating stainless steel sink, electric oven, gas hob with extractor fan over, space for washing machine and tumble dryer, with a UPVC door leading to the garden.

First Floor

There are two double bedrooms and family bathroom with panelled bath, WC and wash basin, with additional eaves storage on the landing.

Outside

The front garden is mainly laid to lawn with a tandem block paved drive leading to a single detached garage and side access to the rear garden. The rear garden is mainly laid to lawn with some paved patio seating area enclosed by fence panelling.

Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council.

Tel: 0300-1267000

Council Tax Band- C



EPC TBC

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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