



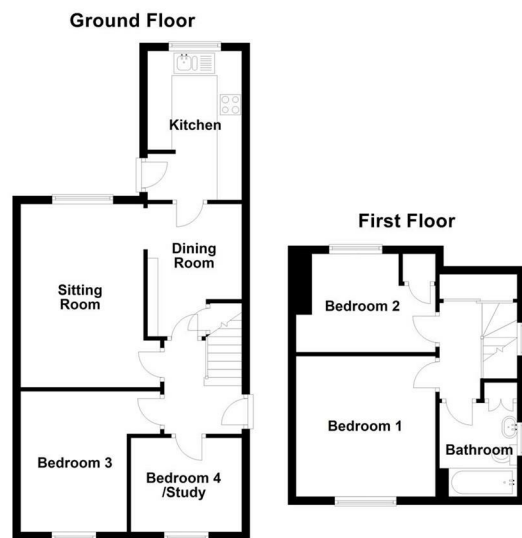
retail park in walking distance which has a large range of shops and restaurants, a gym and children's play centres.

SERVICES

Gas, water and electric connected

HOW TO GET THERE

From Northampton town centre proceed in an Easterly direction along the Billing Road passed the Northampton School for Boys continue over the traffic lights on to Billing Road East. Turn left at the roundabout onto Landcross Drive. Take the third right onto Lynmouth Drive and Brayford Close is on the right.



For illustration purposes only - not to scale

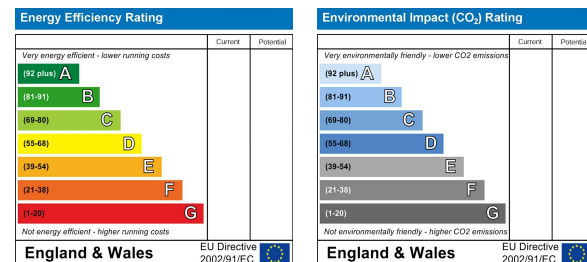
18 Brayford Close, Abington Vale, Northampton, NN3 3LU



Asking Price £269,950 Freehold

A four bedroom semi-detached chalet style property situated in a cul-de-sac location within the Abington Vale area of Northampton. The accommodation comprises; entrance hall, sitting room/dining area, kitchen, bedroom three and four/study. On the first floor is bedroom one, two and family bathroom. Outside there is an enclosed rear garden mainly laid to lawn and access to the rear of the garage. Off road parking for two cars leading to an attached single garage.

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ACCOMMODATION

ENTRANCE HALL

Enter via double glazed front door with side panel to entrance hall. Stairs ascending to first floor. Doors to bedrooms three, four and dining area.

BEDROOM THREE

11'9 x 8'6

Double glazed window to front aspect with radiator under.



BEDROOM FOUR/STUDY

8'9 x 7'6

Double glazed window to front aspect with radiator under.

SITTING/DINING ROOM

DINING ROOM

7'7 x 7'6

Door to under stairs cupboard. Glazed door to kitchen and step down to sitting room

SITTING ROOM

1'8 x 9'9

Double glazed window to rear aspect



KITCHEN

12'0 x 7'7

Base and eye level units comprising; stainless steel one and a half bowl sink unit with mixer tap and cupboard under. Plumbing for washing machine. Built-in gas hob and electric oven. Roll edge work surfaces and tiled splash back areas. Double glazed window to rear aspect and double glazed door to rear garden. Integrated fridge/freezer.



FIRST FLOOR

LANDING

Double glazed window to side aspect. Access to loft space. Built-in cupboard. Doors to;

BEDROOM ONE

11'4 x 11'3

Double glazed window to front aspect with radiator under. Fitted sliding door wardrobe.



BEDROOM TWO

10'2 x 7'9

Double glazed window to rear aspect. Radiator



BATHROOM

Three piece coloured suite comprising; panelled bath with mixer tap and shower attachment. Pedestal wash hand and low flush wc. Tiled splash back areas. Frosted double glazed window to side aspect. Cupboard housing gas boiler.



REAR GARDEN

Mainly laid to lawn with two paved patio areas. Enclosed by fencing with access to the rear of the garage.



PARKING

Attached single garage with up and over door. Power and light connected. Door to rear garden. Off road parking for two cars on driveway.

LOCAL AMENITIES

There are shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers as well as a buses to Northampton town centre. The house is a short walk to Abington Park and within easy walking distance of Northampton School for Boys on the Billing Road. Motorway access is via Rushmere Road and then the A45 Nene Valley Way to Junction 15 of the M1 or east towards Wellingborough and the A14. There is also a

For further information on viewing call 01604 230222