



# Barnstaple Close

Abington Vale, Northampton

oriordanbond  
SALES & LETTINGS





## Barnstaple Close

Abington Vale  
NN3 3BH

Guide Price  
£290,000

**A well presented detached home situated in this sought after cul-de-sac within the heart of Abington Vale. The property is offered to the market with no onward chain.**

Accommodation comprises entrance hall, cloakroom/WC, sitting room, conservatory and a re-fitted kitchen open to dining room. To the first floor are three bedrooms and a re-fitted shower room. Outside are front, side and rear gardens with an oversized garage and off road parking. Further benefits include gas radiator heating and uPVC double glazing. (B/925/S)

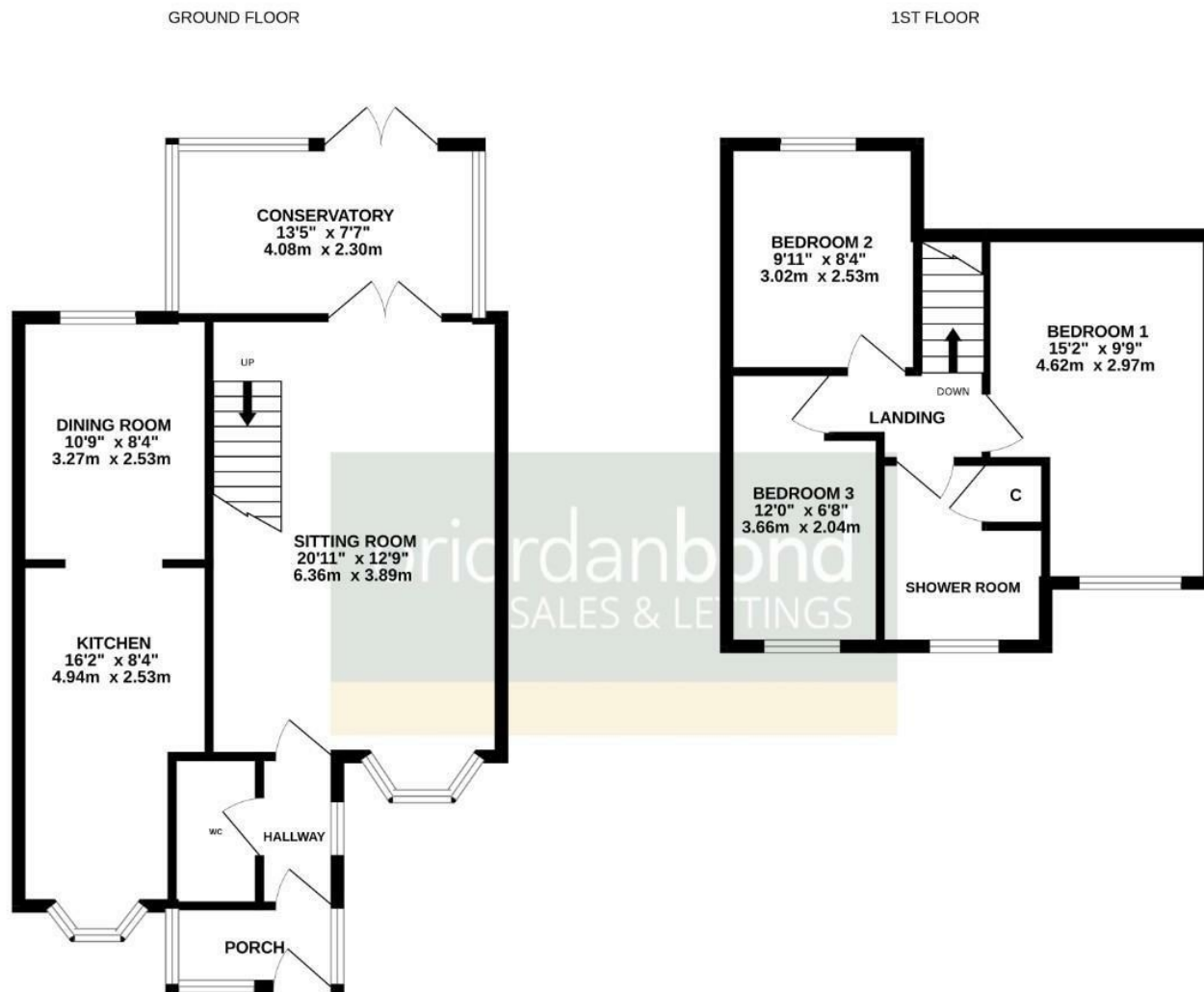
- Three bedroom detached home
- Re-fitted kitchen and shower room
- Gas radiator heating
- Gardens to three aspects
- Off road parking and oversized garage
- No onward chain





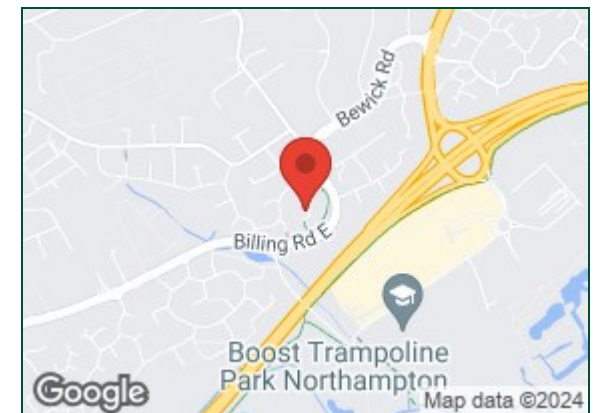






TOTAL FLOOR AREA: 925sq ft. (85.9 sq.m.) approx.

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: D
- 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.

O'Riordan Bond Abington Sales

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