



**Billing Road**  
Abington, Northampton

**oriordanbond**  
SALES & LETTINGS





## Billing Road

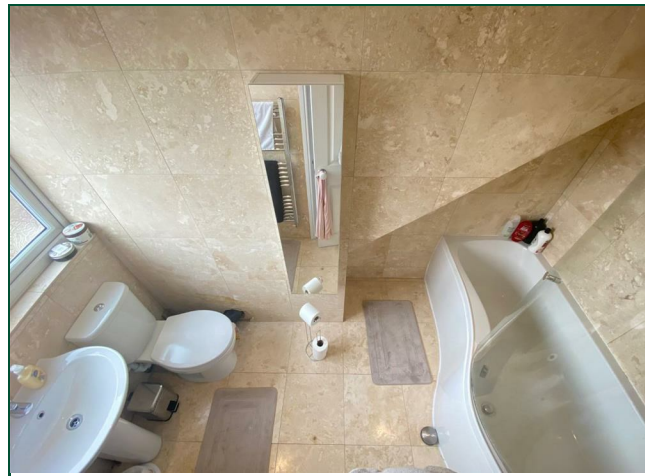
Abington  
NN1 5RR

Offers Over  
£415,000

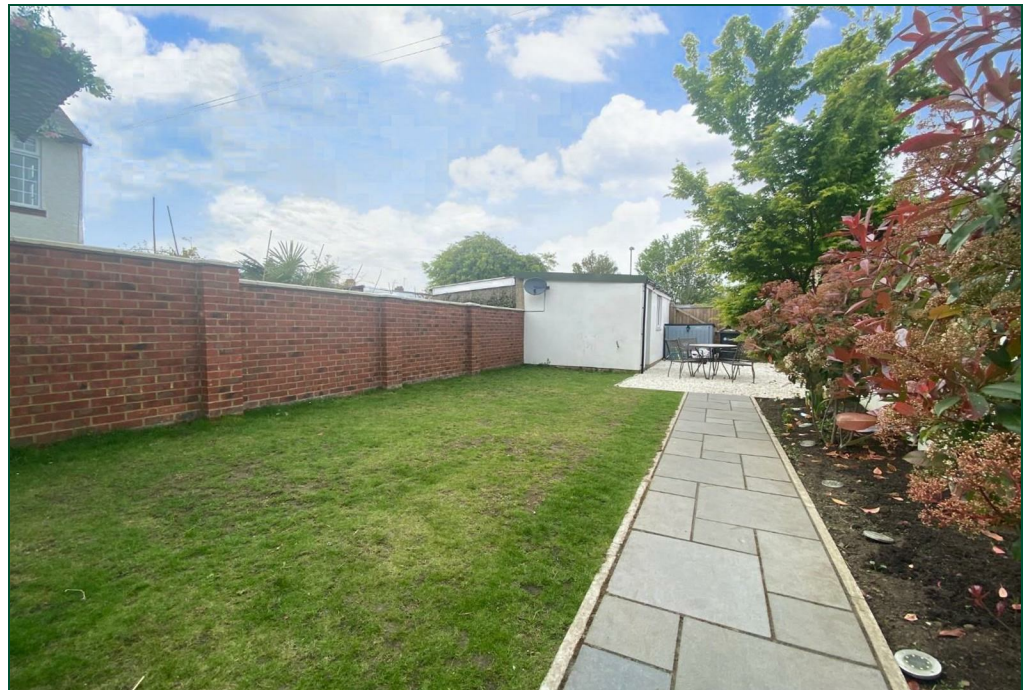
**A substantial and superbly presented townhouse, situated on the highly sought after Billing Road, within short walking distance of Northampton School for Boys. The property has well appointed accommodation arranged over three floors and offered for sale in excellent condition throughout.**

Accommodation comprises entrance hall, sitting room, dining room, family room, re-fitted kitchen/breakfast room with vaulted ceiling and integrated appliances, a utility room and a cloakroom/WC. The first floor provides three bedrooms and a large re-fitted family bathroom. To the second floor is an impressive master bedroom suite with en-suite bathroom, dressing area and balcony window to front. Outside are well maintained front and rear gardens, a garage to the rear and gated off road parking. Further benefits include gas radiator heating and uPVC double glazing. (A/1677/M)

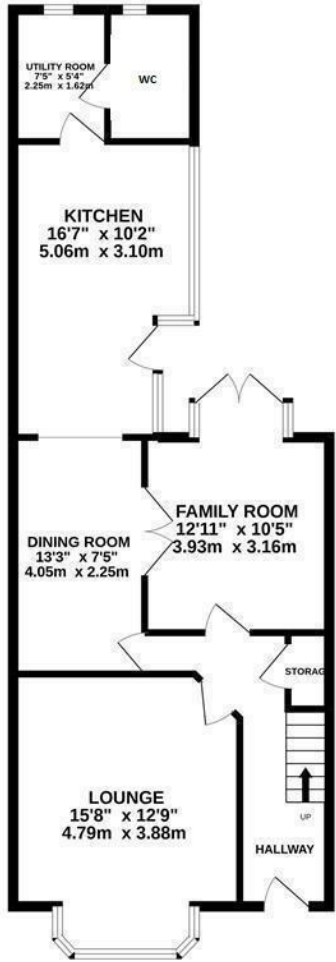
- Substantial four bedroom town house
- En-suite to master bedroom
- Three reception rooms
- Gas radiator heating
- Well maintained gardens
- Gated off road parking and garage



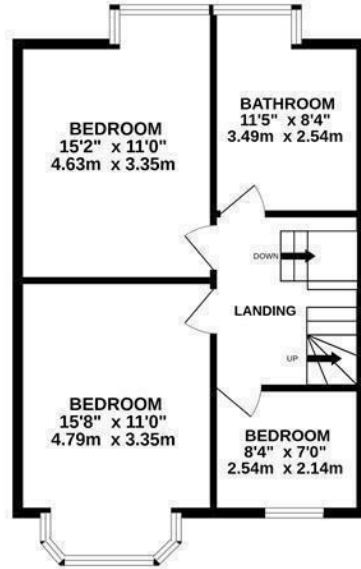




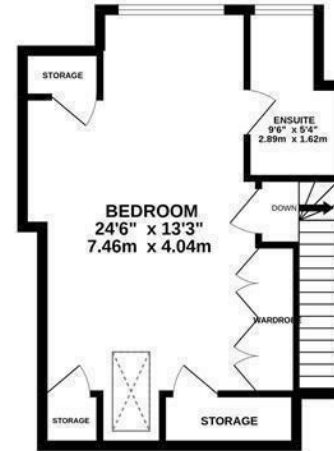
**GROUND FLOOR**  
728 sq.ft. (67.6 sq.m.) approx.



**1ST FLOOR**  
546 sq.ft. (50.7 sq.m.) approx.



**2ND FLOOR**  
402 sq.ft. (37.4 sq.m.) approx.



**TOTAL FLOOR AREA: 1677 sq.ft. (155.8 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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