



# Abington Avenue

Abington, Northampton

oriordanbond  
SALES & LETTINGS





## Abington Avenue

Abington  
NN1 4PX

Guide Price  
£365,000

**A substantial and fully refurbished four bedroom town house, situated in the heart of Abington, within short walking distance of Abington Park and Northampton County Cricket Ground. The property is offered to the market with no upper chain and has a modern, contemporary finish.**

The accommodation comprises through hallway, sitting room, dining room, re-fitted kitchen/breakfast room with integrated appliances, a re-fitted ground floor shower room and a cellar. To the first floor are four bedrooms and a re-fitted family bathroom. Externally there are front and rear gardens with gated rear access that could be altered to provide secure off road parking (STPP.) Further benefits include gas radiator heating and uPVC double glazing. (A/1597/M)

- Refurbished four bedroom town house
- Re-fitted kitchen/breakfast room
- Re-fitted shower room and family bathroom
- Gas radiator heating
- Enclosed rear garden
- No upper chain





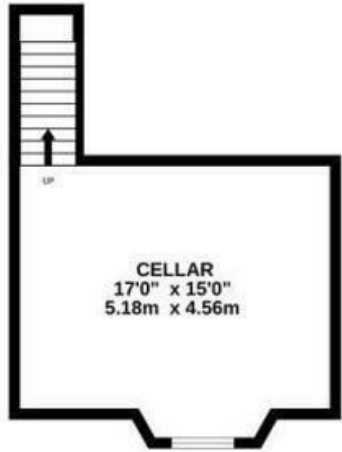




BASEMENT  
265 sq.ft. (24.6 sq.m.) approx.

GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.

1ST FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.3 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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