



# The Drive

Phippsville, Northampton

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SALES & LETTINGS





## The Drive

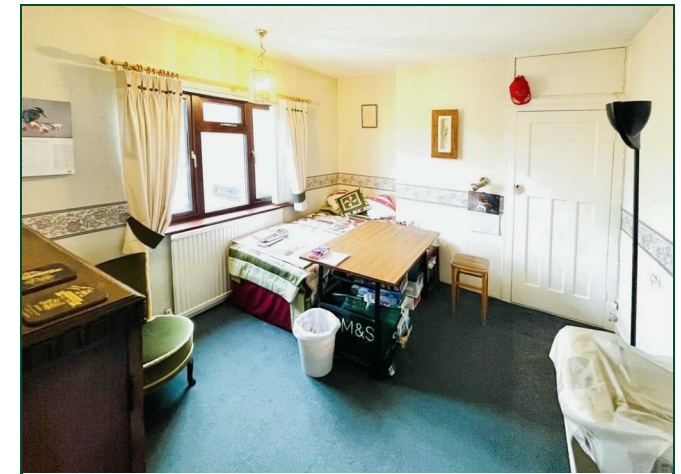
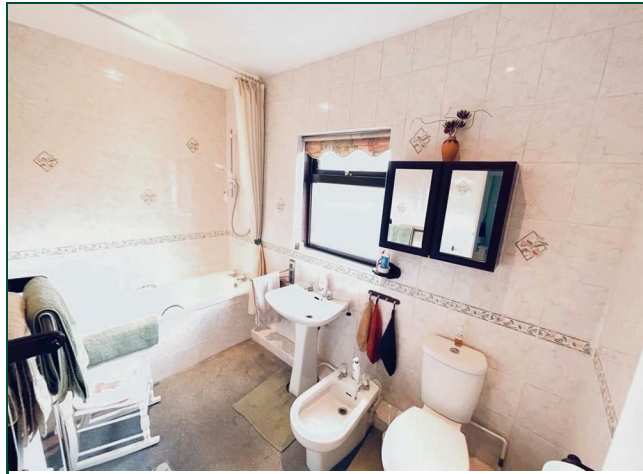
Phippsville  
NN1 4SJ

Price  
£307,500

**An extended three bedroom double bay fronted home situated on the highly regarded residential street, The Drive, within sought after Phippsville. The property is ideally located close to many local schools as well as The Racecourse and Abington Park.**

The accommodation comprises entrance porch, entrance hall, dining room, sitting room open to sun lounge, extended kitchen with integrated appliances, a quadruple compartment cellar ideal for conversion to provide further accommodation (subject to building regs), three first floor bedrooms and a four-piece bathroom. Outside is a front garden with low retaining wall and a landscaped low maintenance rear garden with feature ornamental pond. A single garage with automatic up and over door is accessed via a gated service road. Further benefits include gas radiator heating and uPVC double glazing. (B/1150/M)

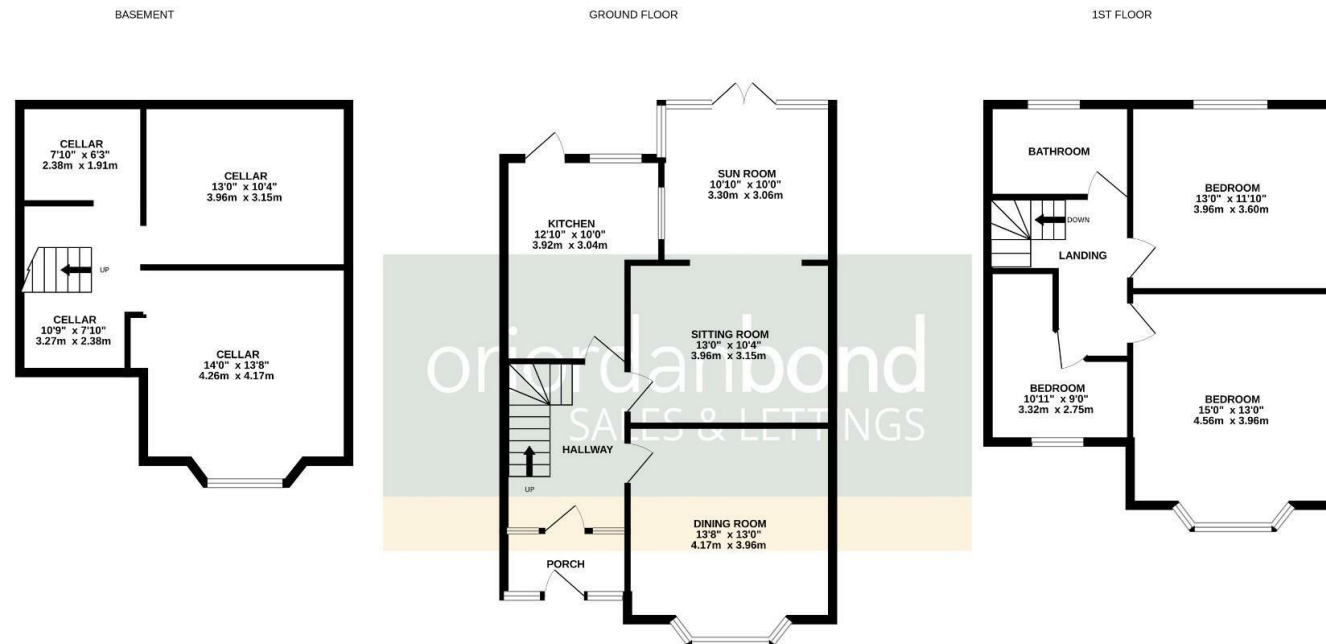
- Extended three bedroom double bay fronted terraced home
- Two reception rooms and sun lounge
- Extended kitchen with integrated appliances
- Quadruple compartment cellar
- Landscaped low maintenance rear garden
- Single garage with automatic up and over door







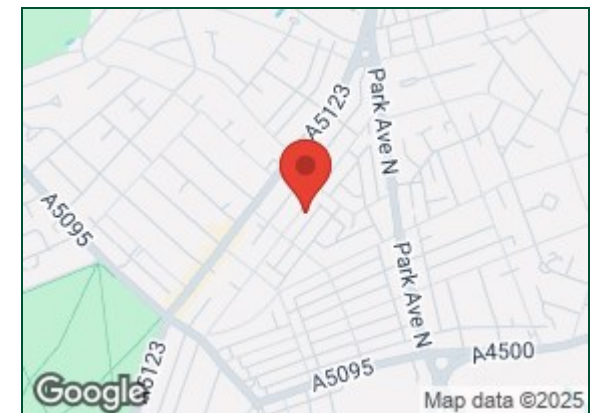




TOTAL FLOOR AREA : 1150sq.ft. (106.8 sq.m.) approx.

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: C
- 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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