



Abington Avenue

Abington, Northampton

oriordanbond
SALES & LETTINGS



Abington Avenue

Abington
NN1 4PA

Offers Over
£325,000

A superbly presented and spacious four bedroom Victorian town house situated in heart of Abington close to shops, restaurants and the Old Racecourse. The property has been well maintained and improved by the current owners whilst retaining many original character features.

Accommodation comprises through entrance hall, sitting room, dining room, large kitchen/breakfast room, three first floor bedrooms and family bathroom and a further double bedroom on the second floor. Outside is a good size rear garden with outside WC, decked patio seating area, lawn area and a woodchip childrens play area. Further benefits include a large dry cellar, period features throughout and gas radiator heating. (A/1801/M)

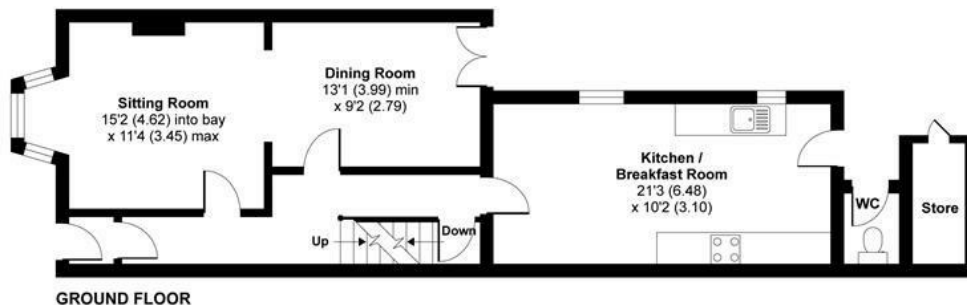
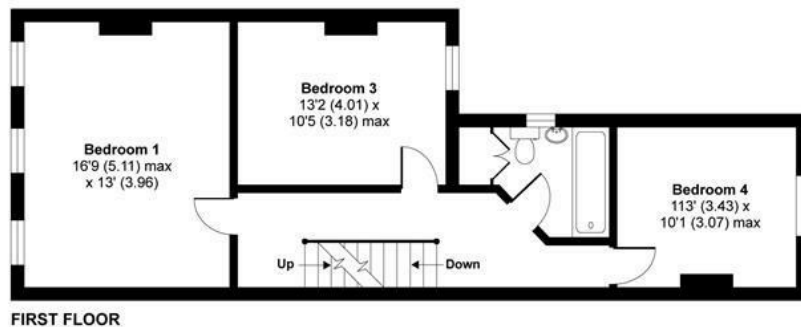
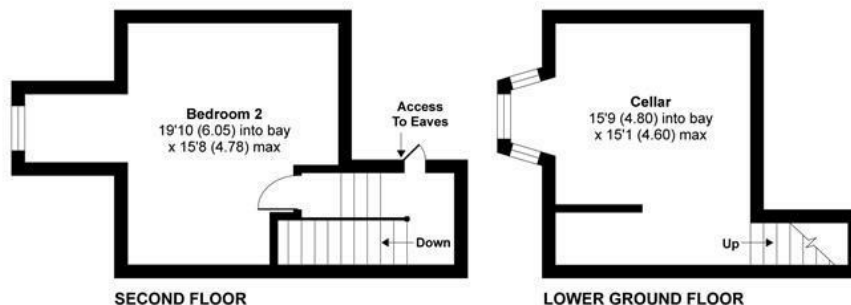
- Spacious four bedroom town house
- Two reception rooms
- Large kitchen/breakfast room
- Gas radiator heating
- Original character features
- Enclosed good size rear garden





Abington Avenue, Northampton, NN1 4PA

APPROX. GROSS INTERNAL FLOOR AREA 1801 SQ FT 167.3 SQ METRES (EXCLUDES STORE & WC)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for O'Riordan Bond REF : 241797



Additional information

- Council Tax Band: C
- Energy Efficiency Rating: E

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
01604 639007

abington@oriordanbond.co.uk

