



# Ashburnham Road

Abington, Northampton

oriordanbond  
SALES & LETTINGS



# Ashburnham Road

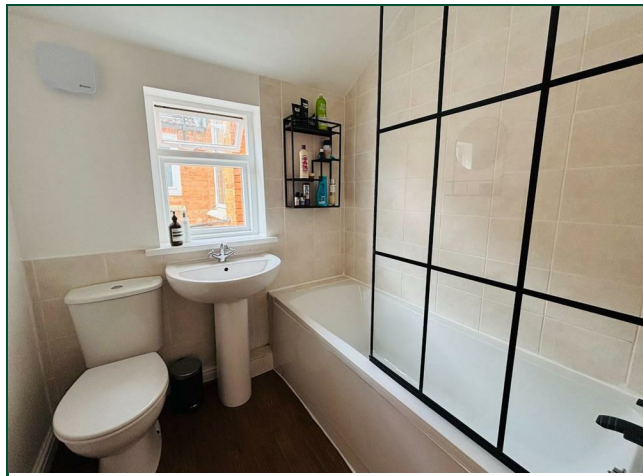
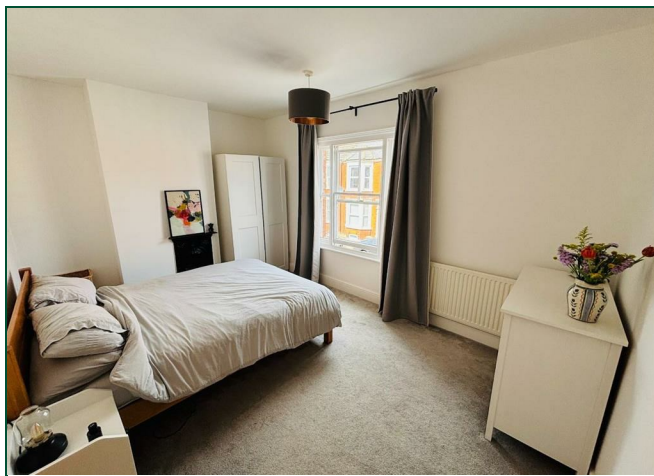
Abington  
NN1 4RA

Price  
£269,995

A three bedroom bay fronted Victorian terraced home, located in a very popular and quiet part of Abington, within walking distance of Abington Park and the County Cricket Ground. The property has recently been much improved and re-decorated and now displays many period features including stripped doors and floor boards plus Victorian features including some attractive cast iron fireplaces.

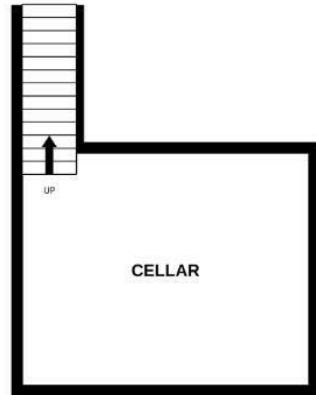
The accommodation comprises through entrance hall, cellar, bay fronted sitting/dining room with two feature fireplaces, a lounge/family room, re-fitted kitchen in pine with integrated appliances include oven hob and dishwasher and a quarry tiled floor and double glazed doors onto the garden. On the first floor are two double bedrooms, a further single bedroom and a three-piece bathroom with shower over the bath. Outside is a landscaped low maintenance south facing rear garden providing a lovely space to relax and entertain. There is an oversized single garage with a relatively new roof and electric roller door. Further benefits include gas radiator heating. (A/1186/S)

- Three bedroom bay fronted Victorian terraced home
- Two reception rooms
- Re-fitted kitchen
- Gas radiator heating
- Landscaped low maintenance south facing garden
- Garage with electric door

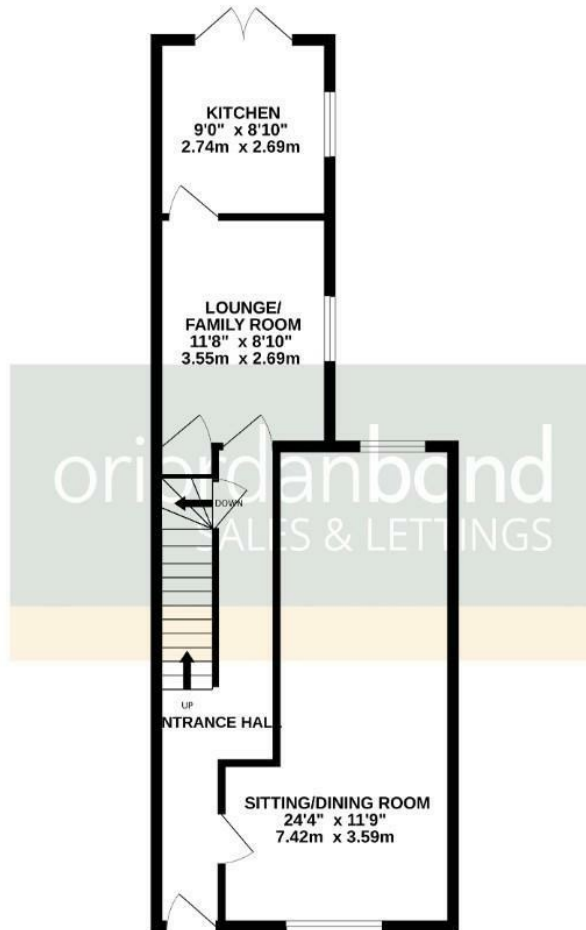




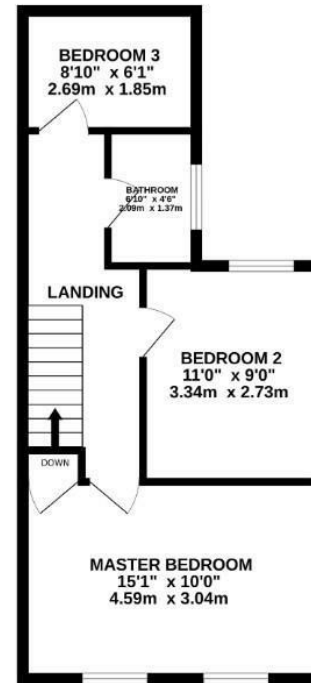
**BASEMENT**  
208 sq.ft. (19.3 sq.m.) approx.



**GROUND FLOOR**  
549 sq.ft. (51.0 sq.m.) approx.



**1ST FLOOR**  
430 sq.ft. (39.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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: B
- 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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