









# Kenmuir Avenue

Kingsley NN2 7EH

OFFERS OVER £190.000

O'Riordan Bond is delighted to offer for sale this well presented two double bedroom gable fronted terraced property. Offered with no onward chain, the property provides good access to local schools and amenities.

The accommodation comprises entrance hall, sitting room, re-fitted kitchen, two good size first floor bedrooms and a shower room. Outside is a good size mature garden to the rear and off road parking to the front. Further benefits include uPVC double glazing and gas radiator heating. (C/712/M)

#### Additional information

- Council Tax Band: A
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

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

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TOTAL FLOOR AREA: 712 sq.ft. (66.1 sq.m.) approx