



**Broadway East**  
Abington, Northampton

**oriordanbond**  
SALES & LETTINGS



## Broadway East

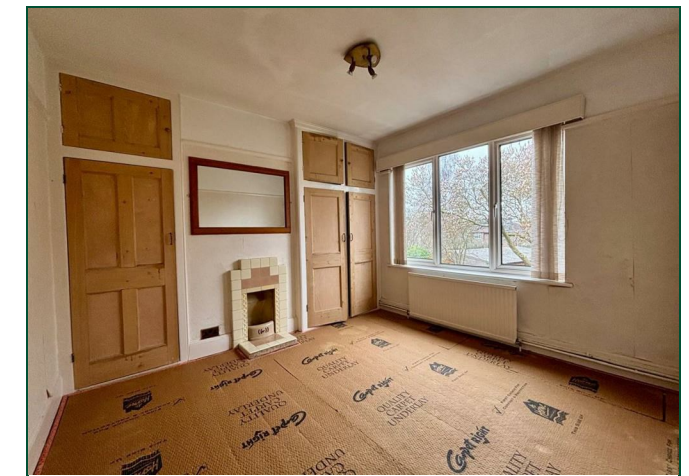
Abington  
NN3 2PP

Price  
£265,000

O'Riordan Bond is pleased to offer to the market this three bedroom semi-detached family home with no onward chain. This property is ideally located within the popular area of Abington within close proximity to a choice of schools and amenities.

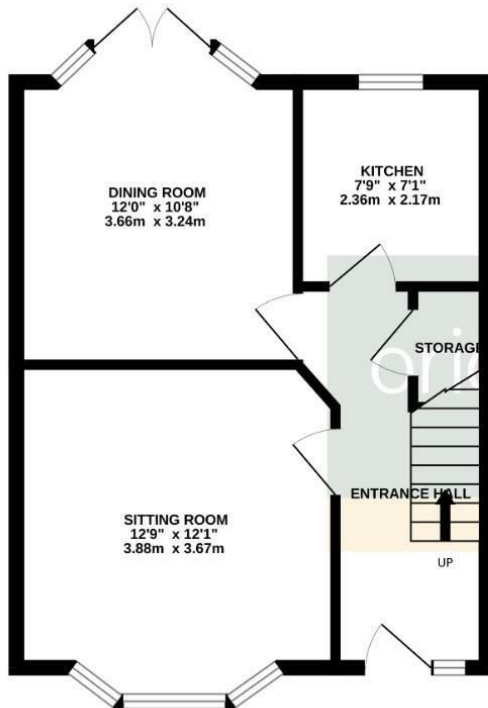
The accommodation comprises entrance hall, sitting room with feature bay window, kitchen and a dining room with French doors opening to a generous size garden. To the first floor are three bedrooms and a family bathroom. Outside is a paved frontage enclosed by low level brick retaining wall. The rear garden is mainly laid to lawn with paved patio and timber retaining fence. Further benefits include uPVC double glazing and gas radiator heating. (C/820/L)

- Three bedroom semi-detached family home
- Two reception rooms
- Gas radiator heating
- uPVC double glazing
- Generous rear garden
- No onward chain

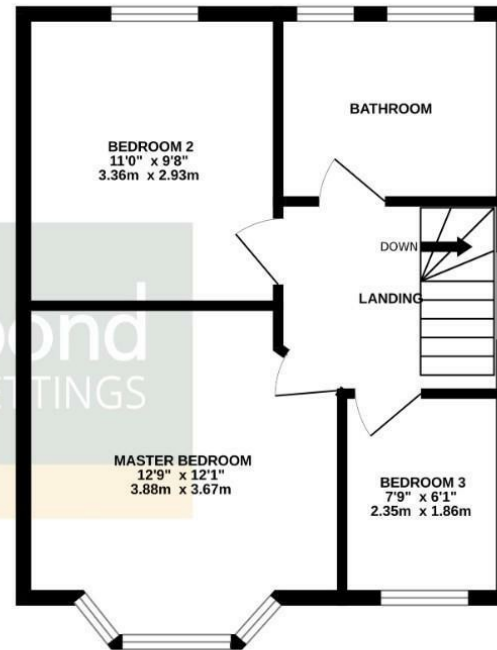




GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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: 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.

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