



# Northumbria Gardens

Abington, Northampton

oriordanbond  
SALES & LETTINGS



# Northumbria Gardens

Abington

NN3 2ST

GUIDE PRICE £220,000

O'Riordan Bond is pleased to offer to the market with no onward chain this three bedroom property, located in a cul-de-sac, within the popular area of Abington. This home is just a short distance from the sought after Abington Park and within close proximity to schools, shops and other amenities as well as having good road connections.

The accommodation comprises entrance hall, sitting room and kitchen. To the first floor are three generous size bedrooms and a re-fitted bathroom with separate WC. Outside is block paved frontage with potential for off road parking (STPP) and gated access to the side of the property. The rear garden is low maintenance with a paved patio. Further benefits include uPVC double glazing and gas radiator heating. (B/694/M)

### Additional information

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

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

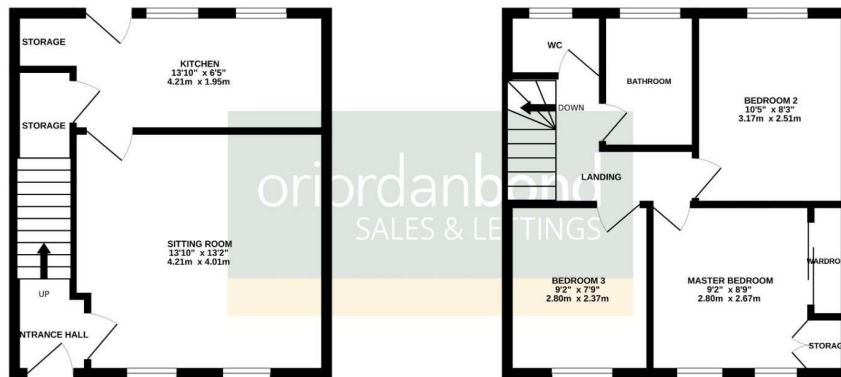
O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Abington East Sales  
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GROUND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.

1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 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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