



# Albany Road

Abington, Northampton

oriordanbond  
SALES & LETTINGS





GROUND FLOOR



1ST FLOOR



## Albany Road

Abington

NN1 5LZ

OFFERS OVER £265,000

A double bay fronted three bedroom Victorian terraced property, situated in one of Abington's premium locations, just yards away from Abington Park. The property is full of character and is offered to the market with no upper chain.

The accommodation comprises through hallway, sitting room with feature fireplace, dining room, kitchen/breakfast room and a cellar. To the first floor are three double bedrooms and a family bathroom. Externally there is an enclosed rear garden with gated rear access. Further benefits include gas radiator heating, stripped floors and doors and a combination of double glazing and original sash windows. (B/1195/S)

### Additional information

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

### Viewing

Viewing strictly by appointment – details below

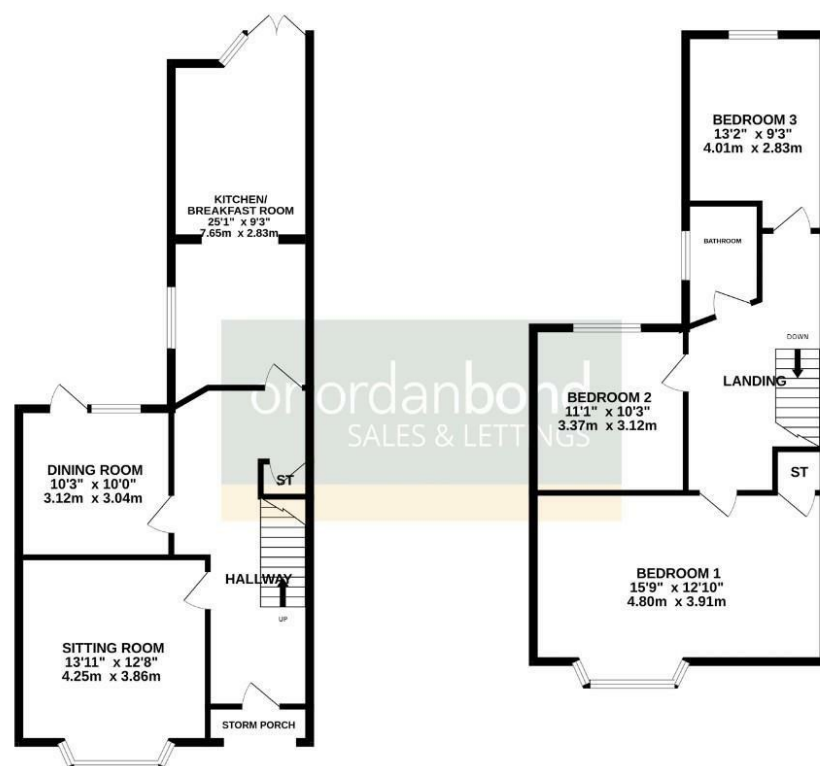
### Disclaimer

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.

O'Riordan Bond Abington Sales

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TOTAL FLOOR AREA: 1195sq. ft. (111.0 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 misstatement. 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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