



# Adams Avenue

Abington, Northampton

oriordanbond  
SALES & LETTINGS



# Adams Avenue

Abington  
NN1 4LJ

Guide Price  
£320,000

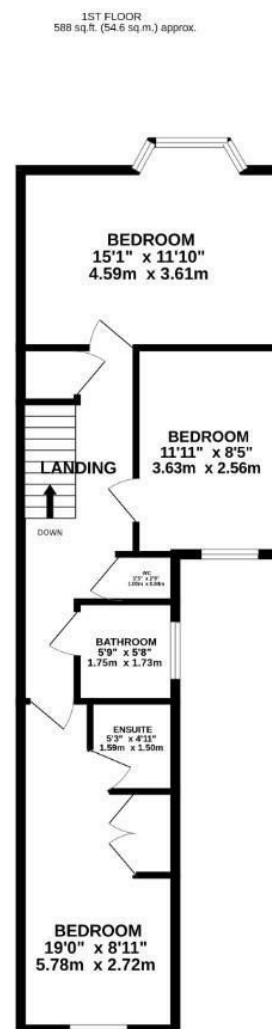
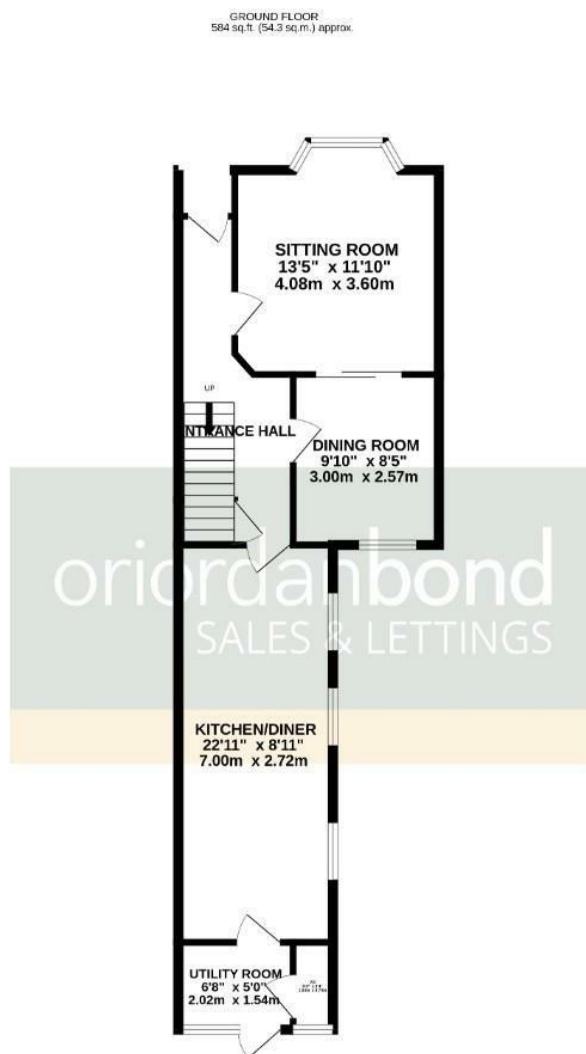
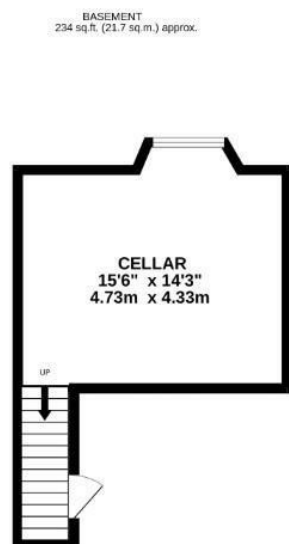
O'Riordan Bond is thrilled to offer for sale this highly impressive double bay fronted three bedroom town house in the heart of Abington. The property has undergone a comprehensive renovation programme including a re-fitted kitchen with integrated appliances, roof lights providing more natural lighting, an ensuite shower room and landscaped garden.

The accommodation comprises through entrance hall with original tiled flooring, bay fronted sitting room with period fireplace and sliding pine doors to the dining room which offers a beautiful full length picture window onto the garden and log burner. The kitchen/breakfast is spectacular including a range of integrated appliances and recessed lighting, a utility room and cloakroom/WC. The cellar has been partly converted with a window/fire escape to the front and with a little more work can be used as a fourth bedroom (subject to building regs.) Tunnel/roof lights have been added to the landing flooding it with natural light, there is a large double bedroom at the back of the house with built-in wardrobe with antique stained glass doors and an en-suite shower room. There are two further bedrooms including a bay fronted room at the front and a family bathroom with separate WC. The gardens have been beautifully landscaped including a terraced area, artificial lawned area, a natural garden pond and well stocked borders showing a variety of fruit trees, shrubs and flowers. Further benefits include gas radiator heating and a combination of refurbished wooden sash windows and replacement modern uPVC sash style windows. (A/1406/M)

- Impressive double bay fronted three bedroom town house
- En-suite to master bedroom
- Two reception rooms
- Re-fitted kitchen/breakfast room with integrated appliances
- Gas radiator heating
- Landscaped rear garden







**TOTAL FLOOR AREA : 1406 sq.ft. (130.6 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:

### 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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