



**Ellis Way**  
Abington Vale, Northampton

**oriordanbond**  
SALES & LETTINGS

# Ellis Way

Abington Vale  
NN3 3BF

Price  
£329,995

An extremely well presented and well proportioned three bedroom semi-detached home, situated in one of Abington Vale's most sought after locations, within short walking distance of local shops, Abington Park and close proximity to Bridgewater Primary School.

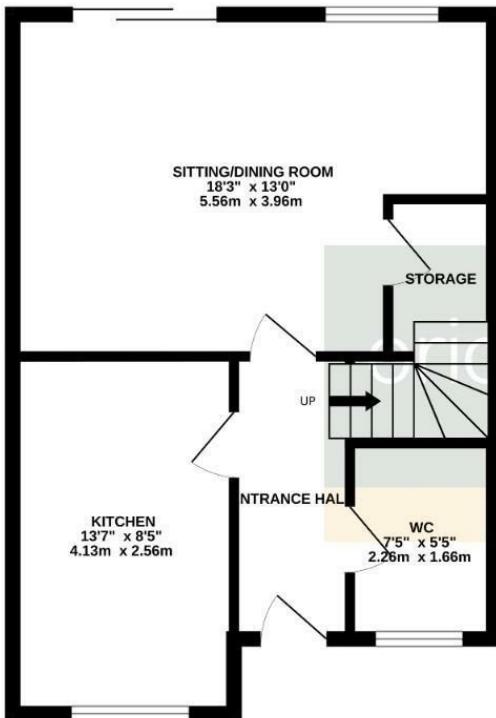
The accommodation comprises entrance hall, cloakroom/WC, sitting/dining room and kitchen. To the first floor are three generous size bedrooms with en-suite to the master and a three-piece family bathroom. Externally, to the rear is a low maintenance garden which has been expertly landscaped by the current owner. To the front is a driveway providing off road parking for two vehicles leading to a detached garage. The property also benefits from an EV charging system. Further benefits include gas radiator heating and uPVC double glazing. (A/904/M)

- Well presented three bedroom semi-detached
- En-suite to master bedroom
- Sitting/dining room
- Gas radiator heating
- Landscaped rear garden
- Driveway, garage and EV charger

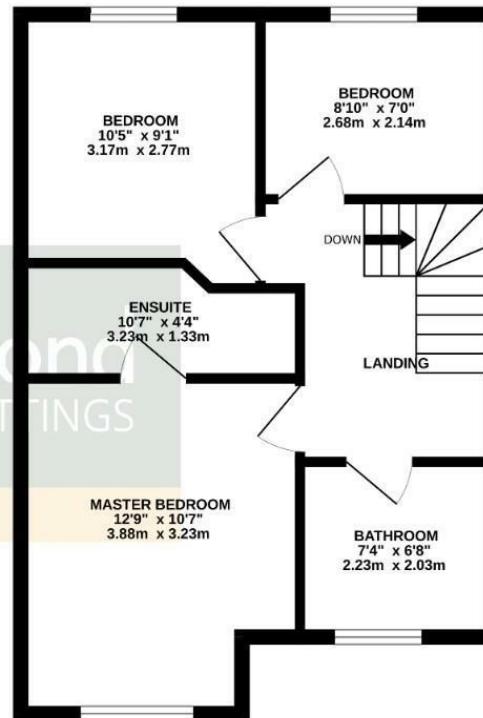




GROUND FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



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TOTAL FLOOR AREA - 904 sq.ft. (84.0 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 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: B

#### 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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