



# Billing Road East

Abington Vale, Northampton

oriordanbond  
SALES & LETTINGS



## Billing Road East

Abington Vale  
NN3 3LL

Price  
£495,000

**This well presented three double bedroom detached bungalow is situated in a private cul-de-sac, set on a generous plot, within the popular area of Abington Vale. This home is within close proximity of local shops, amenities and has good road links.**

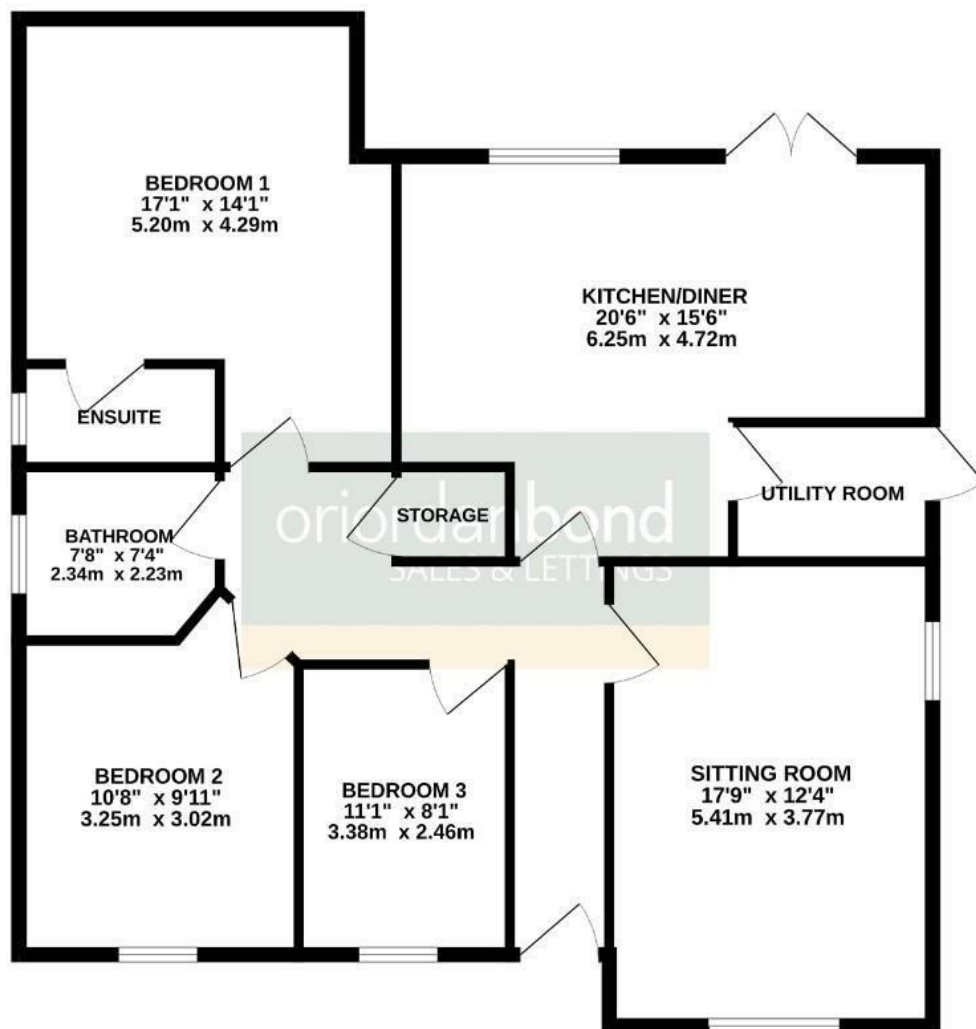
Accommodation comprises entrance hall, sitting room, open plan kitchen/dining room with central island and door to a connected utility, master bedroom with en-suite shower room and fitted wardrobes, two further double bedrooms (bedroom three currently used as a formal dining room) and a family bathroom. Outside is a landscaped lawned front garden with shrubs and block paved double width driveway providing off road parking leading to a detached double garage. The rear garden is a generous size and mainly laid to lawn with paved patio and timber retaining fence. Further benefits include uPVC double glazing and gas radiator heating. (B/1168/M)

- Three double bedroom detached bungalow
- En-suite to master bedroom
- Open plan kitchen/dining room
- Gas radiator heating
- Enclosed rear garden
- Driveway and detached double garage





GROUND FLOOR  
1168 sq.ft. (108.5 sq.m.) approx.



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 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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#### Additional information

- Council Tax Band: E
- 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.

O'Riordan Bond Abington Vale Sales  
01604 639007

abingtonvale@oriordanbond.co.uk

