



# Abbey Road

Far Cotton, Northampton

oriordanbond  
SALES & LETTINGS



## Abbey Road

Far Cotton  
NN4 8EZ

Price  
£210,000

Offered for sale with no upper chain is this newly renovated two bedroom Victorian terraced property situated in the very popular area of Far Cotton, part of NN4. The property is close to many local amenities and provides good access to Northampton town centre and train station.

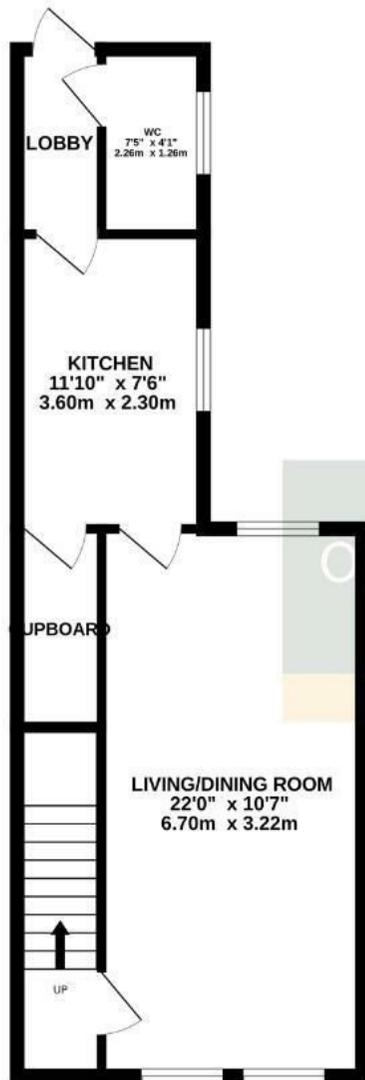
The accommodation comprises entrance hall with stairs to first floor, sitting/dining room with feature electric fireplace and dual aspect windows, modern newly fitted kitchen with built-in oven, gas hob and extractor over and tiled floor, rear lobby leading to the cloakroom/WC and door to rear garden. On the first floor are two double bedrooms and a superb fully tiled four-piece bathroom suite with bath, walk-in double shower, vanity units surrounding the WC and wash hand basin. Outside, the rear garden has a patio area with a further lawned area, outside store and timber shed providing plenty of storage along with rear pedestrian access. Further benefits include uPVC double glazing and gas radiator heating. (A/844/L)

- Newly renovated two bedroom Victorian terraced home
- Modern fitted kitchen
- Fully tiled fourpiece bathroom suite
- Gas radiator heating
- Private enclosed rear garden
- No upper chain

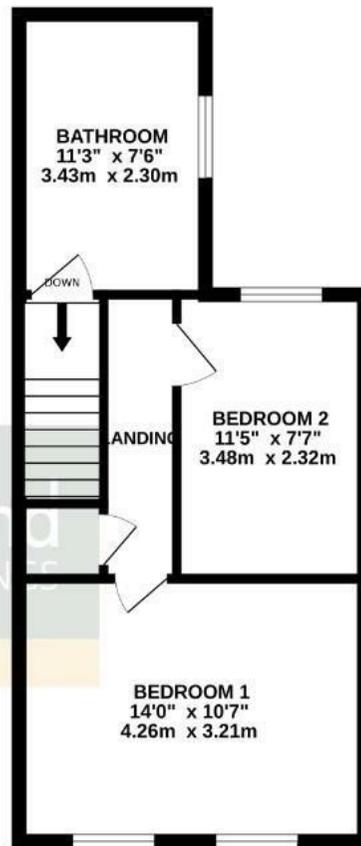




GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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: 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 Far Cotton Sales**

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