



Princess Close

Abington Vale, Northampton

oriordanbond
LETTINGS



Princess Close

Abington Vale

NN3 3NR

£1,700 PCM

A beautifully renovated four bedroom detached family home located in the popular and sought after area of Abington Vale. The property provides good access to Abington Park and many local schools. The accommodation comprises larger than average porch, entrance hall with Karndean flooring throughout the ground floor, cloakroom/WC, bay fronted sitting room, spacious dining room with patio doors to the south facing rear garden, a re-fitted kitchen with integrated oven and hob and built-in dishwasher and a utility room with wall and base level units and space for a washing machine and tumble dryer. To the first floor are four bedrooms with the master enjoying an en-suite to the master and a separate family bathroom with shower over the bath and sink with mixer tap over. Please note some of the first floor benefits from newly laid carpets. Outside is a front garden with driveway leading to a single garage and a larger than average south facing rear garden being mainly laid to lawn which has been re-turfed with a paved patio and new fenced surround. Further benefits include uPVC double glazing and gas radiator heating.

Tenancy Information

- Deposit: £1961.00 (1 Week Holding Deposit - £392.00)
- Smokers: Not Allowed
- Unfurnished
- Length of Tenancy: 12 Months
- Available: Early November 2024

Additional information

- Council Tax Band: E
- 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.

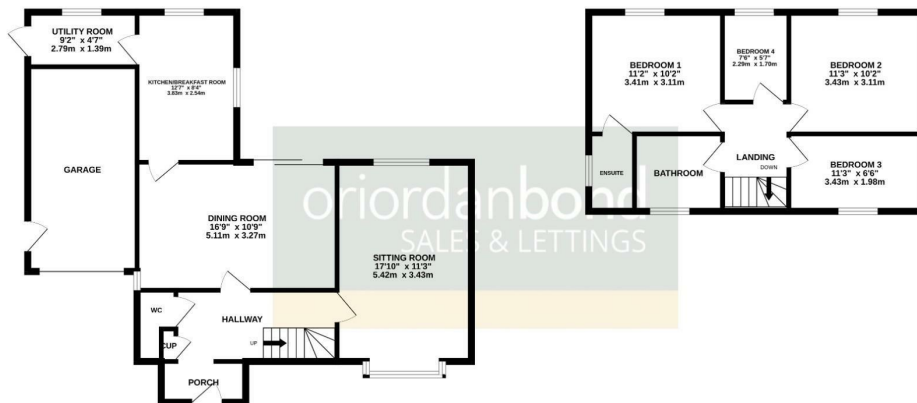
O'Riordan Bond Weston Favell Lettings

01604 814400

lettingswestonfavell@oriordanbond.co.uk

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1270 sq.ft. (118.0 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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