



# Magnolia Close

Abington Vale, Northampton

oriordanbond  
SALES & LETTINGS



# Magnolia Close

Abington Vale

NN3 3XE

GUIDE PRICE £365,000

O'Riordan Bond is delighted to offer to the market this well presented three bedroom detached home located within the sought after area of Abington Vale. This home is within close proximity to local shops, amenities and primary schools.

The accommodation comprises entrance hall, cloakroom/WC, sitting room with feature bay window and double doors to dining room, kitchen, and a conservatory. To the first floor are three bedrooms and a family bathroom with the master bedroom benefitting from an ensuite shower room. Outside is a small front garden and driveway to the side providing off road parking leading to a detached single garage. The rear garden is a generous size laid mainly to lawn with paved patio, timber retaining fence and a courtesy door into the garage. Further benefits include uPVC double glazed windows and gas radiator heating. (B/1102/M)

### Additional information

- Council Tax Band: D
- 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.

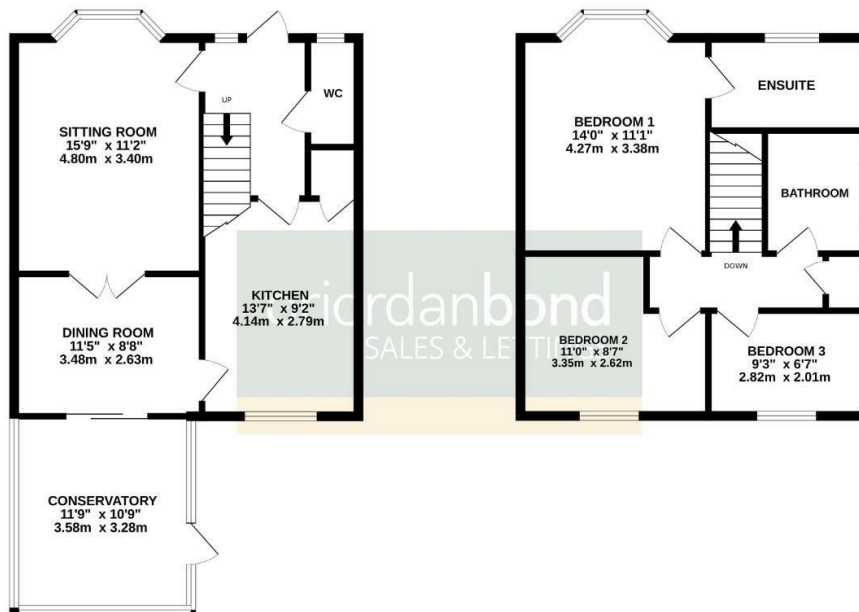
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GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.

1ST FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.3 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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