



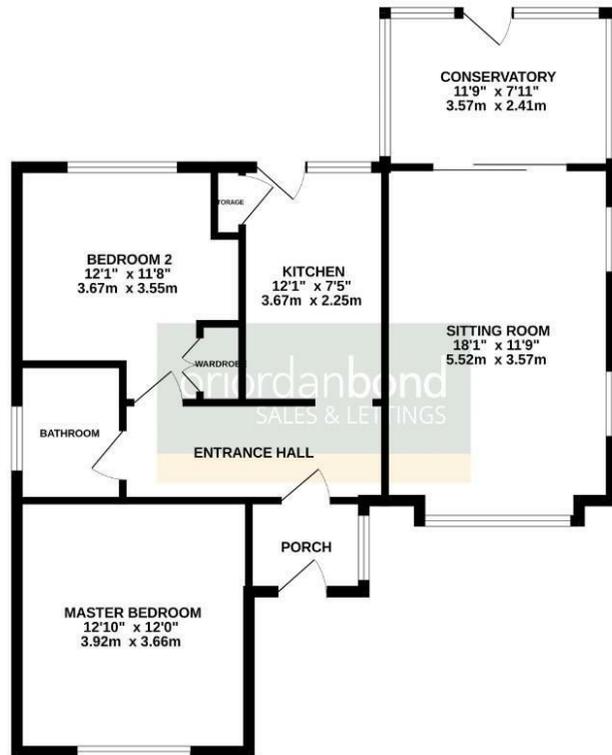
# Watersmeet

Abington Vale, Northampton

oriordanbond  
SALES & LETTINGS



GROUND FLOOR  
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.0 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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## Watersmeet

Abington Vale

NN1 5SG

PRICE £350,000

O'Riordan Bond is delighted to offer to the market this spacious two double bedroom detached bungalow located within the sought after area of Rushmere. This home is ideally located with good access to local shops and amenities as well as having good road connections.

The accommodation comprises porch, entrance hall, sitting room with bay fronted window and feature log burning stove, kitchen, conservatory, two bedrooms and a family shower room. Outside is a landscaped front garden with lawned area, low level brick retaining wall and driveway leading to a single garage. The rear garden is a generous size, mainly laid to lawn with paved patios and views stretching over the River Nene. Further benefits include gas radiator heating and uPVC double glazed windows. (B/808/L)

### 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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