



# Abbots Way

St. James, Northampton

oriordanbond  
SALES & LETTINGS



## Abbots Way

St. James  
NN5 5DB

Price  
£300,000

**A well presented and extended three bedroom terraced home offering generous living space and modern touches throughout.**

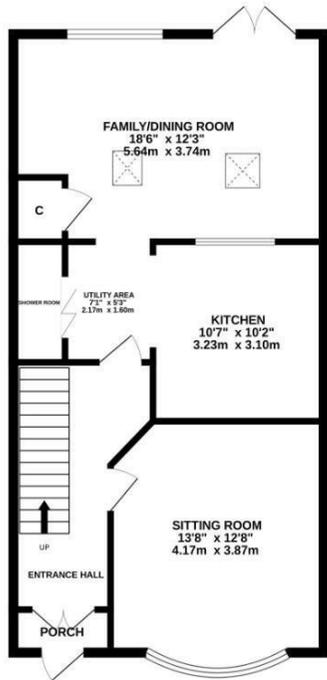
The accommodation comprises porch, entrance hall, sitting room, refurbished kitchen, utility area, family/dining room and a ground floor shower room. To the first floor are two double bedrooms, a single bedroom, and a family bathroom, with the added benefit of a loft space also providing useful eaves storage. Outside is a well proportioned rear garden with patio seating area and lawn. To the front is off road parking for two vehicles. Further benefits include uPVC double glazing and gas radiator heating. (B/1429/L)

- Extended three bedroom terraced home
- Two reception rooms
- Refurbished kitchen with utility area
- Gas radiator heating
- Enclosed rear garden
- Off road parking

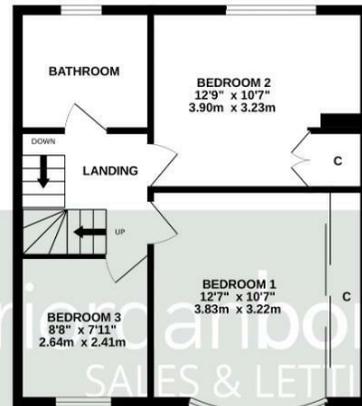




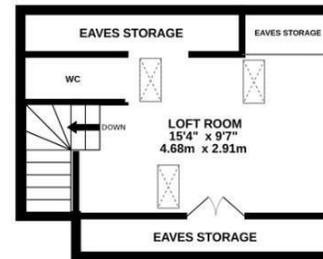
GROUND FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



2ND FLOOR  
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 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: C
- 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.

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