



# Taunton Avenue

Abington Vale, Northampton

oriordanbond  
SALES & LETTINGS



## Taunton Avenue

Abington Vale

NN3 3LY

GUIDE PRICE £350,000

O'Riordan Bond is pleased to offer for sale this three bedroom detached property, situated in the heart of Abington Vale, just a short walk from local amenities on Landcross Drive and Abington Park.

The property is offered to the market with accommodation comprising entrance hall, cloakroom/WC, refitted shower room, sitting room, dining room, kitchen and a utility room. To the first floor are three bedrooms and a family bathroom. Externally there are generous gardens to the front and rear and a driveway leading to a carport and garage. Further benefits include solar panels, gas radiator heating and uPVC double glazing. (C/1224/M)

### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: D

### Viewing

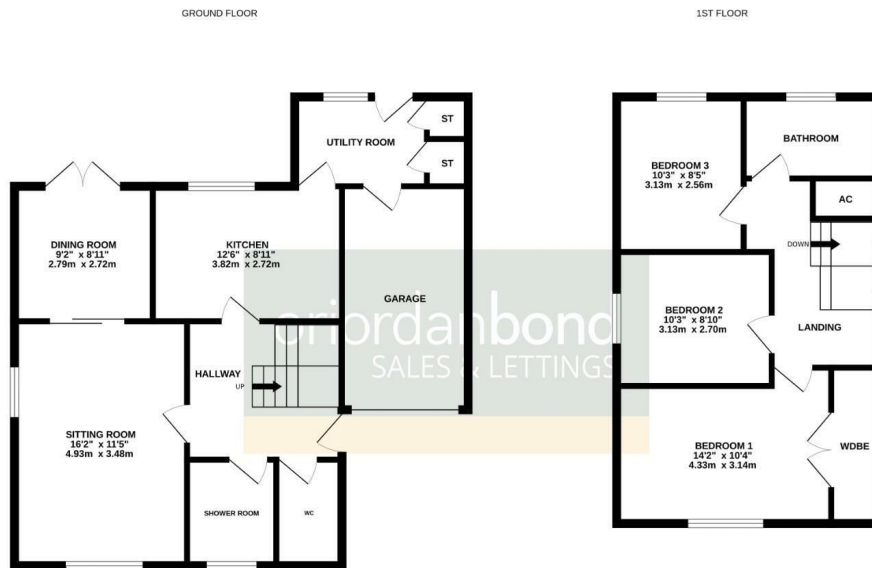
Viewing strictly by appointment – details below

### 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.

O'Riordan Bond Abington East Sales  
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TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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