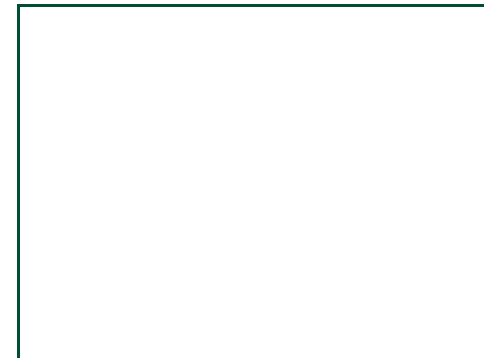




# Birchfield Road East

Abington, Northampton

oriordanbond  
SALES & LETTINGS



## Birchfield Road East

Abington

NN3 2TA

PRICE £260,000

New to the market is this three bedroom family home, located within the popular area of Abington, within close proximity of schools and amenities as well as Abington Park.

The accommodation comprises entrance hall, cloakroom/WC, sitting room, kitchen/dining room and conservatory. The first floor comprises three good size bedrooms and a family bathroom. Outside to the front of the property is a block paved driveway providing off road parking for several cars. The rear garden is mainly laid to lawn with a paved patio and timber retaining fence. Further benefits include gas radiator heating and uPVC double glazing. (B/1059/M)

### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

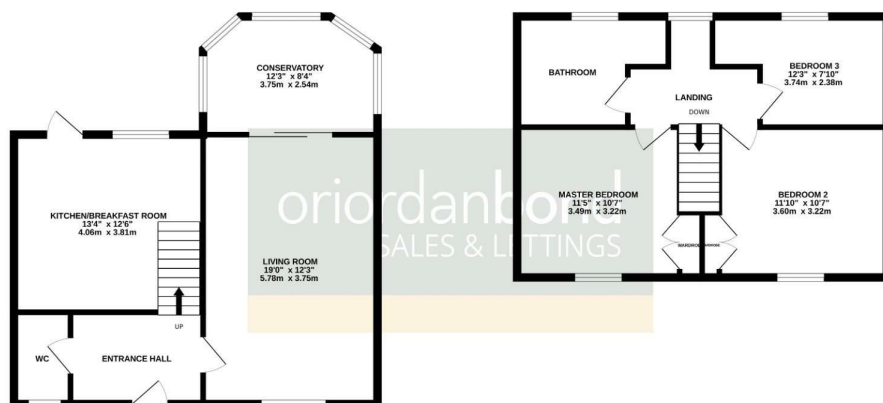
O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Abington East Sales  
01604 639007

abingtoneast@oriordanbond.co.uk

GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 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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