



# Burwood Road

Abington, Northampton

oriordanbond  
SALES & LETTINGS



## Burwood Road

Abington  
NN3 2LS

Guide Price  
£300,000

This well presented four bedroom family home, offered to the market with no onward chain, is located within this popular area within Abington. This home has been extended offering over 1100 square feet of living accommodation and is within close proximity to a choice of both primary and secondary school as well as good access to local shops and amenities.

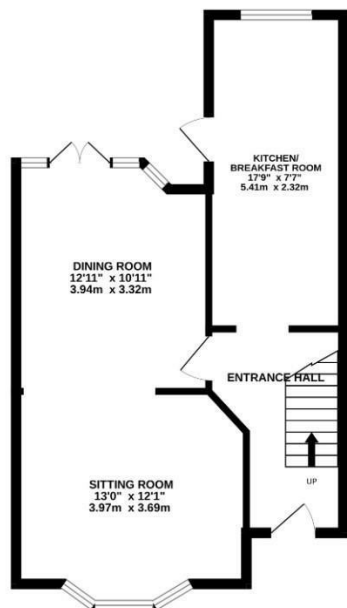
Accommodation over three floors comprises entrance hall, sitting room open to dining room and an extended kitchen/breakfast room. To the first floor are three bedrooms and a re-fitted family bathroom. To the second floor is a master bedroom benefitting views over local allotments and a modern en-suite shower room. Outside is an enclosed lawned garden with low level wall. The rear garden is a generous size with paved patio, lawn and courtesy door to the single garage which is accessed via a rear service road. Further benefits include uPVC double glazing and gas radiator heating. (B/1164/M)

- Well presented four bedroom family home
- En-suite to master bedroom
- Open plan reception rooms
- Good size enclosed rear garden
- Garage
- No onward chain

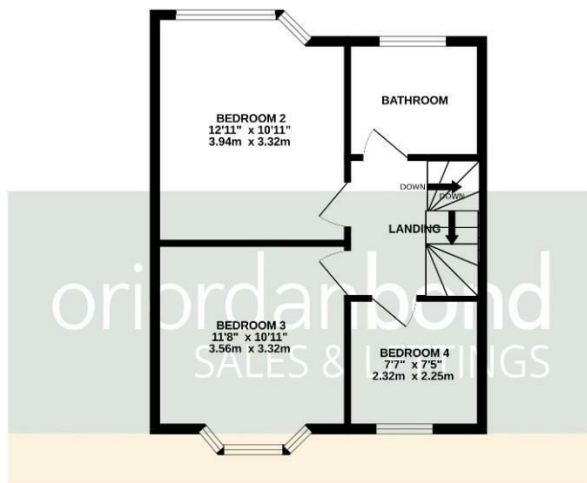




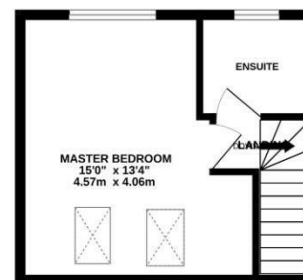
GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR  
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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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