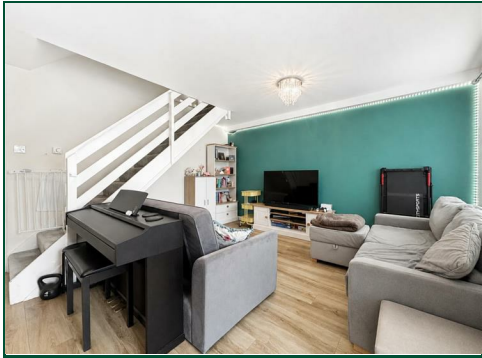




# Annesley Close

Abington Vale, Northampton

oriordanbond  
SALES & LETTINGS



## Annesley Close

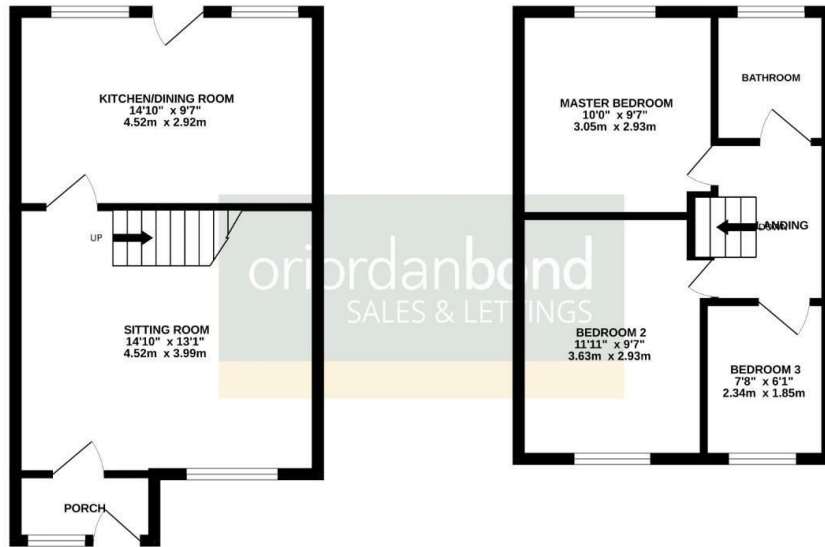
Abington Vale

NN3 3HD

GUIDE PRICE £240,000

GROUND FLOOR  
358 sq.ft. (33.3 sq.m.) approx.

1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix CS2023

O'Riordan Bond is pleased to offer to the market this well presented three bedroom family home located in popular Abington Vale. This home has been improved by the current owners and is ideal for first time buyers. This property is within close proximity of shops, local amenities and schools as well as have good transport links.

Accommodation comprises entrance porch, sitting room and a re-fitted kitchen/dining room with integrated appliances and patio doors to a private garden. To the first floor are three bedrooms and a family bathroom. Outside is a low maintenance gravelled front garden with shrubbery. The rear garden is a generous size with decking area and lawn with timber retaining fence. Further benefits include a single garage, uPVC double glazing and gas radiator heating. (A/690/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.

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