



# Wycliffe Road

Abington, Northampton

oriordanbond  
SALES & LETTINGS





## Wycliffe Road

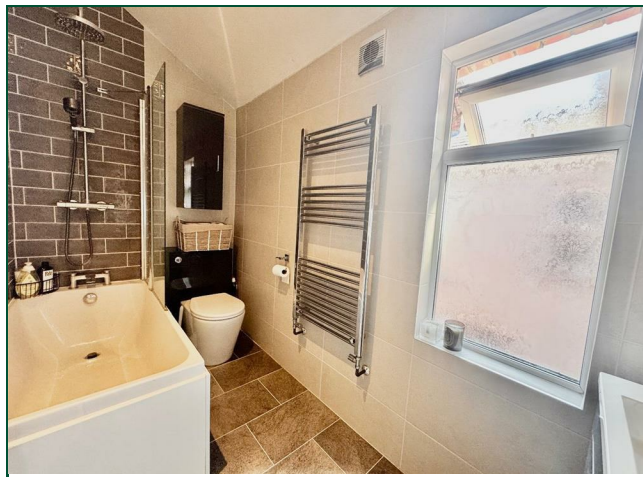
Abington  
NN1 5JH

Price  
£270,000

O'Riordan Bond is pleased to offer for sale this immaculate three bedroom Victorian terraced property, situated on a popular street, near Abington Park and many local schools and amenities. The property also provides good access to the general hospital and town centre.

The accommodation comprises entrance hall, open plan sitting/dining room, large fitted kitchen, three well proportioned first floor bedrooms and a modern re-fitted bathroom. Externally is a low maintenance rear garden with patio and artificial lawn. Further benefits include gas radiator heating, uPVC double glazing and a cellar. (A/1079/M)

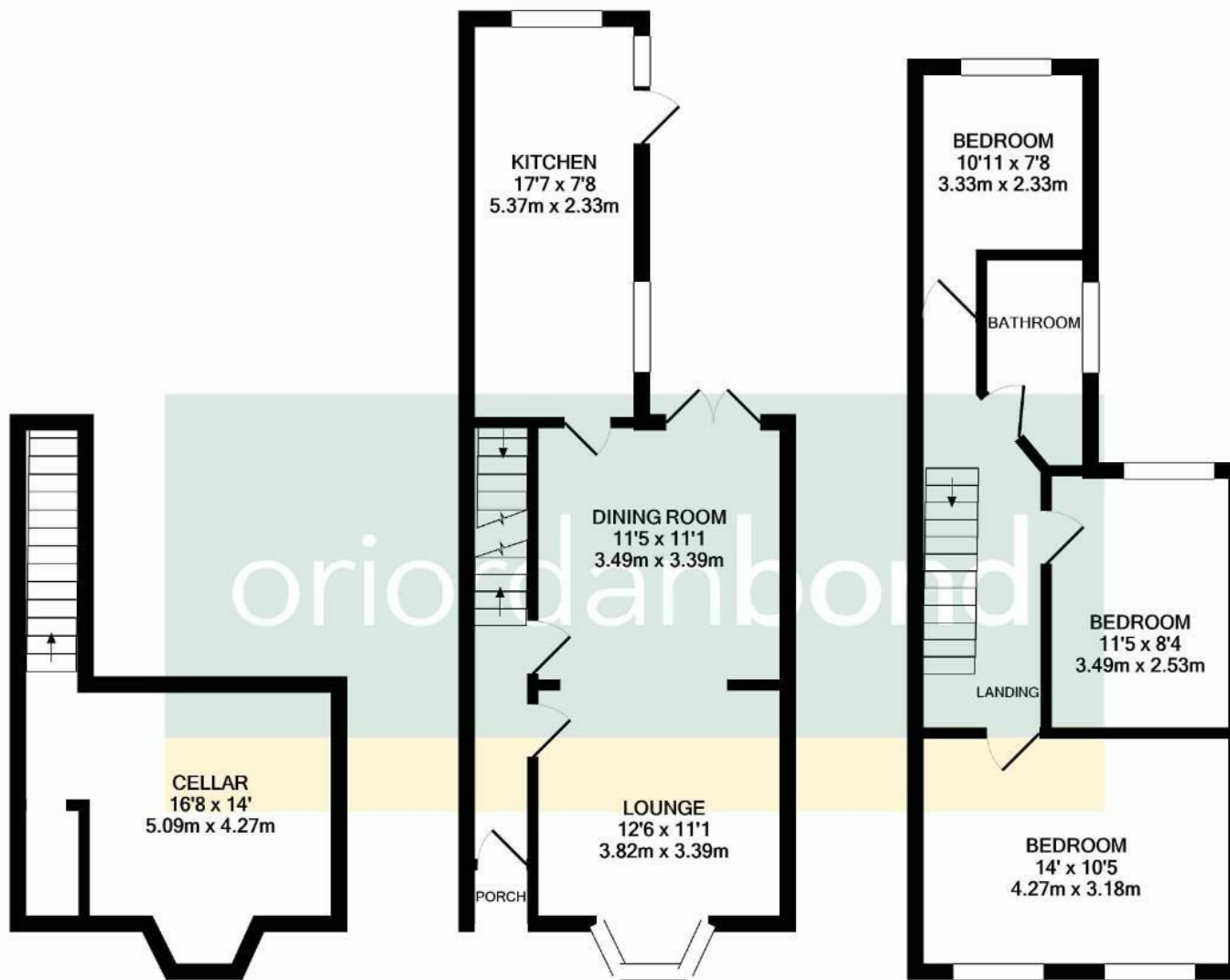
- Immaculate three bedroom family home
- Open plan sitting/dining room
- Large fitted kitchen
- Re-fitted family bathroom
- Gas radiator heating
- Low maintenance rear garden











CELLAR  
APPROX. FLOOR  
AREA 188 SQ.FT.  
(17.5 SQ.M.)

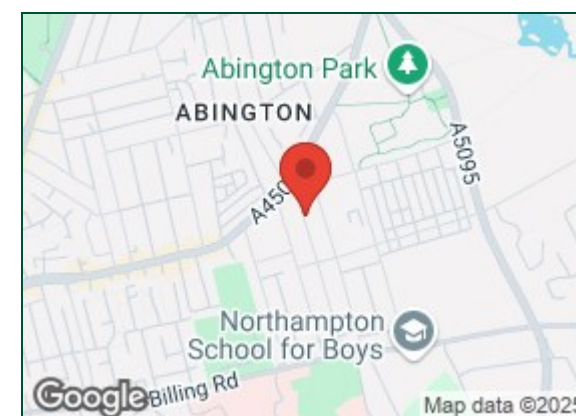
GROUND FLOOR  
APPROX. FLOOR  
AREA 449 SQ.FT.  
(41.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 441 SQ.FT.  
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1079 SQ.FT. (100.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: B
- Energy Efficiency Rating:

#### 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 Sales**  
**01604 639007**

abington@oriordanbond.co.uk

