



# Artizan Road

Abington, Northampton

oriordanbond  
SALES & LETTINGS





GROUND FLOOR  
470 sq. ft. (43.7 sq.m.) approx.



1ST FLOOR  
460 sq. ft. (42.7 sq.m.) approx.



## Artizan Road

Abington

NN1 4HR

PRICE £225,000

A deceptively spacious three bedroom Victorian terraced property, located at the top of Artizan Road, within popular Abington. The property is situated just off the vibrant Wellingborough Road, close to shops, bars and restaurants and a short walk to the town centre.

The accommodation comprises through hallway, open plan sitting/dining room with feature fireplace, kitchen/breakfast room with bay window, cellar, three good size first floor bedrooms and a re-fitted shower room. Outside is a low maintenance courtyard rear garden with brick-built barbecue area. Further benefits include gas radiator heating and uPVC double glazing. (B/930/S)

### Additional information

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

### Viewing

Viewing strictly by appointment – details below

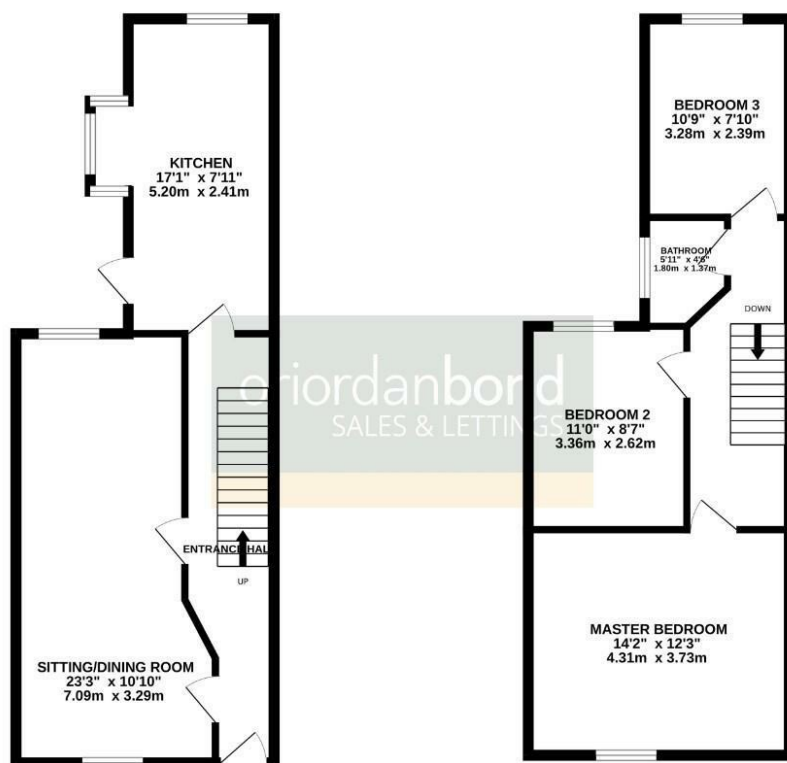
### Disclaimer

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 Sales

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TOTAL FLOOR AREA: 930 sq. ft. (86.4 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.  
Made with Memphis 12/2021