



**Ivy Road**  
Abington, Northampton

**oriordanbond**  
SALES & LETTINGS



## Ivy Road

Abington  
NN1 4QT

PRICE £210,000

O'Riordan Bond is pleased to offer for sale this extended two double bedroom bay fronted terraced home currently in need of some cosmetic improvements. Offered for sale with no onward chain, the property is close to The Racecourse as well as providing good access to the town centre and general hospital.

The accommodation comprises through entrance hall, bay fronted sitting room, open plan extended kitchen/dining room with skylight windows providing natural light, converted cellar (subject to building regulations), first floor landing, two double bedrooms, a further box/cot room and a four-piece bathroom. Outside is a good size garden to the rear. Further benefits include gas radiator heating and uPVC glazing. (C/1187/L)

### Additional information

- Council Tax Band: B
- Energy Efficiency Rating:

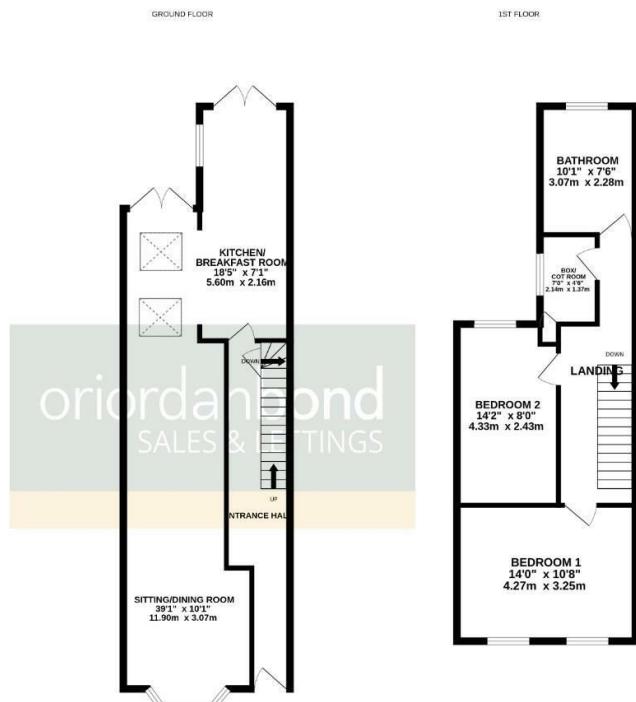
### Viewing

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



Whilst every care has been taken to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other items are approximate. No responsibility will be taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.

Made with Metropix 220205