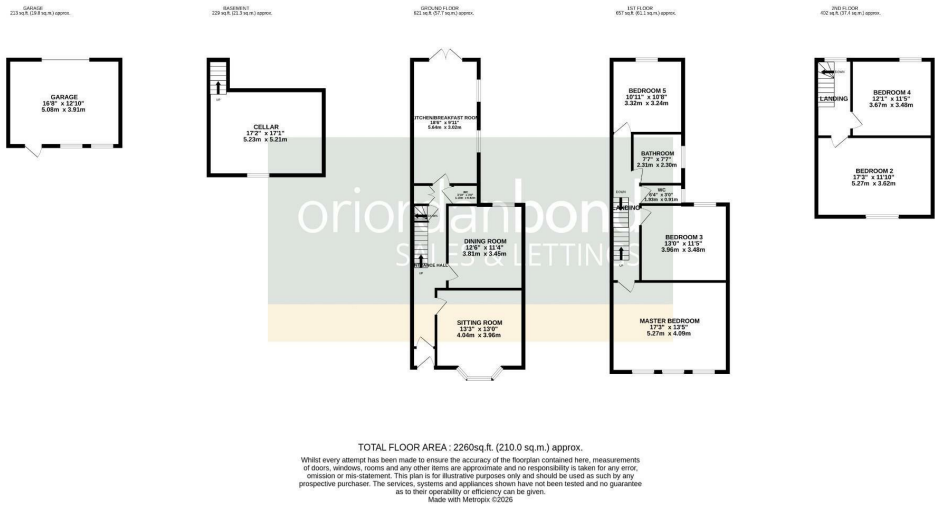
# Billing Road

Abington, Northampton

oriordanbond
SALES & LETTINGS




TOTAL FLOOR AREA : 2260sq.ft. (210.0 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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# Billing Road

Abington

NN1 5DE

PRICE £499,995

**O'Riordan Bond is delighted to offer for sale this impressive and very spacious five bedroom Victorian town house situated on an enviable position on the Billing Road. This property offers a wealth of character with many period fireplaces, stripped floor boards and original picture rails and architraves.**

The substantial accommodation comprises a traditional wide airy through entrance hallway, cloakroom/WC, a bay fronted sitting room, separate dining room, an open plan re-fitted kitchen/breakfast room with integrated appliances and a converted cellar (subject to regs) lending itself for use as a playroom/home office. On the first floor are three double bedrooms and a family bathroom with a staircase leading to the second floor where there are two further double bedrooms with an en-suite shower room to one of the bedrooms. Outside is a long front garden with hedgerow boundary and a lawned rear garden with brick boundary walls. There is a sun terrace at the end of the garden plus access to the garage which is accessed via a rear service road. Further benefits include gas radiator heating, (B/2260/M)

## Additional information

- Council Tax Band: E
- 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.

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