



**Wycliffe Road**  
Abington, Northampton

**oriordanbond**  
SALES & LETTINGS



## Wycliffe Road

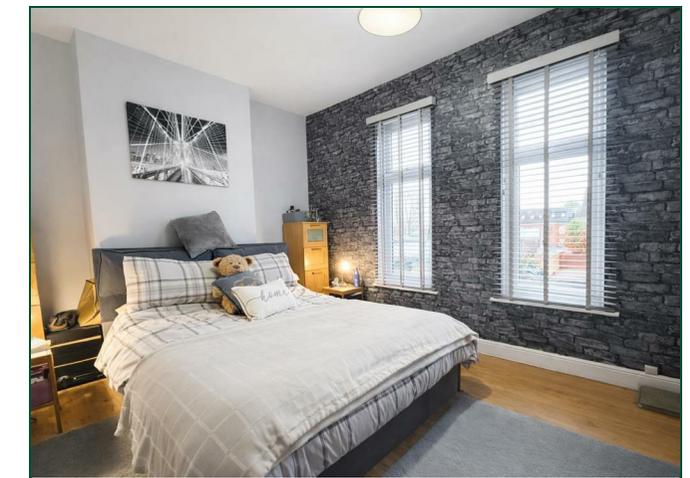
Abington  
NN1 5JQ

Price  
£229,995

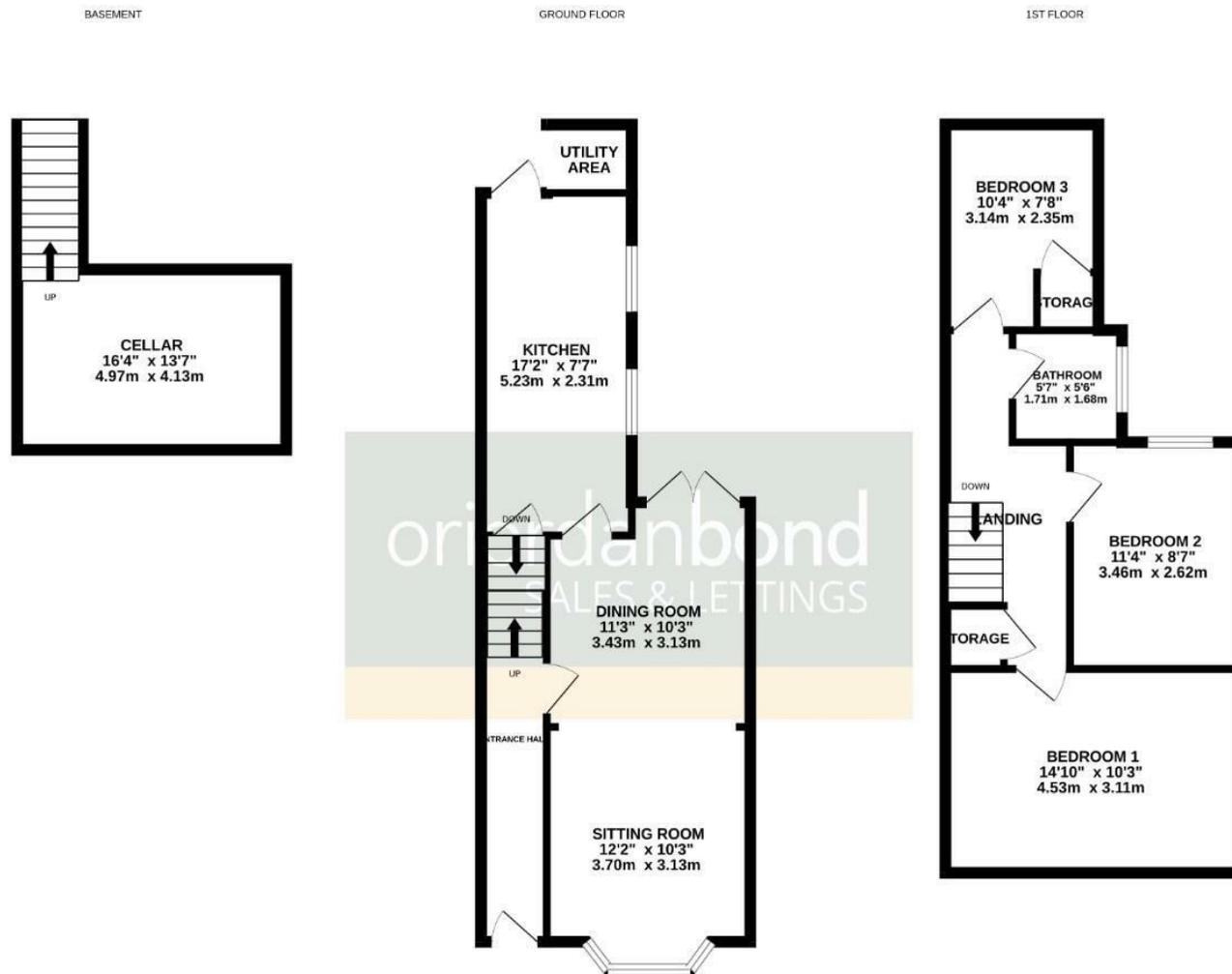
O'Riordan Bond is delighted to offer for sale this immaculately presented Victorian bay fronted three bedroom terraced home, located in the heart of Abington, just a short walk from Abington Park.

The accommodation comprises entrance hall, sitting/dining room with feature exposed brick fire recess and uPVC double doors on the garden. The re-fitted kitchen/breakfast room is 17' long with a rear lobby providing a utility area. The cellar is partly converted (not to building regs.) There are three bedrooms and a fitted bathroom with a shower over the bath. Outside is an impressive westerly facing rear garden which has been beautifully landscaped and provides a tasteful low maintenance area to enjoy the outside. Further benefits include modern uPVC double glazing throughout and a modern low maintenance composite front door plus gas radiator heating. (B/1109/S)

- Immaculate three bedroom Victorian terraced home
- Sitting room open to dining room
- Re-fitted kitchen/breakfast room
- Fitted family bathroom
- Gas radiator heating
- Beautifully landscaped rear garden







TOTAL FLOOR AREA : 1109sq.ft. (103.0 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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#### Additional information

- Council Tax Band: B
- 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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