



# Broadway

Abington, Northampton

oriordanbond  
SALES & LETTINGS





## Broadway

Abington

NN1 4SF

OFFERS OVER £310,000

A substantial double bay fronted three bedroom property located in a particularly desirable part of Abington. The property provides good access to many local schools, The Racecourse and Abington Park.

The accommodation comprises through entrance hall, bay fronted sitting room open to dining room, cloakroom/WC, re-fitted kitchen/breakfast room, converted cellar currently used as a family room/playroom (subject to building regs), three good size first floor bedrooms and a re-fitted family bathroom. Outside is a low maintenance front garden with low level retaining wall and steps descending to cellar and a low maintenance rear garden. Further benefits include uPVC double glazing and gas radiator heating. (B/1264/S)

### Additional information

- Council Tax Band: C
- 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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