



**Adnitt Road**  
Abington, Northampton



**oriordanbond**  
SALES & LETTINGS



## Adnitt Road

Abington  
NN1 4NL

PRICE £257,500

O'Riordan Bond is delighted to offer for sale this impressive double bay fronted three bedroom Victorian terraced home, located in the heart of Abington, within walking distance of Abington Park.

The accommodation comprises through entrance hall, cellar, bay fronted sitting/dining with two feature fireplaces and one with an inset log burner, 18' kitchen/breakfast room, utility room, cloakroom/WC, rear lobby, three good size first floor bedrooms and a family bathroom. Outside is a long south/easterly garden to the rear. Further benefits include gas radiator heating fired by a Vaillant combi boiler, uPVC double glazing and character features including original architraving, fireplaces and stripped pine doors. (B/1039/L)

### Additional information

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

### Viewing

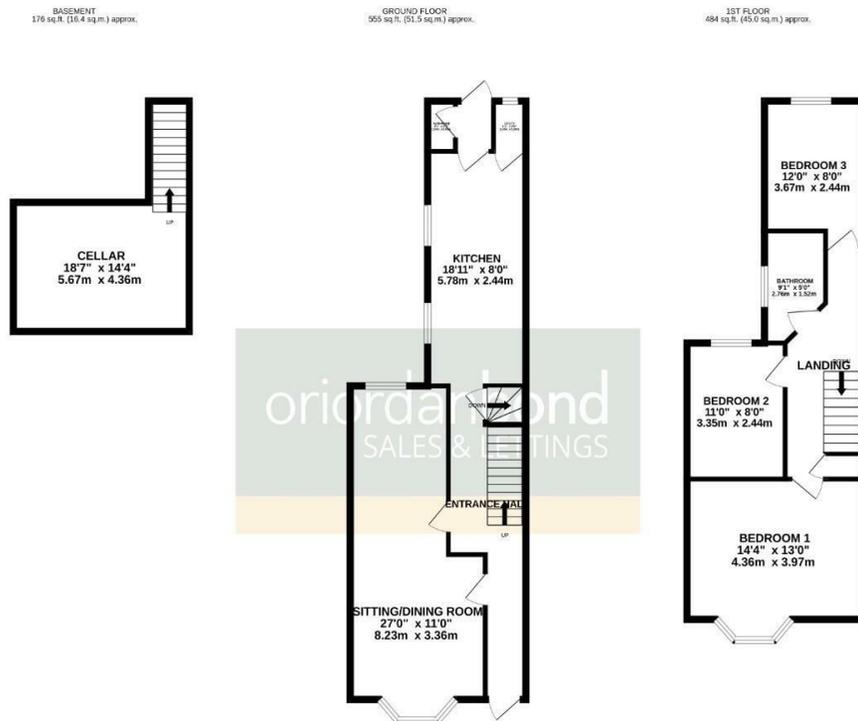
Viewing strictly by appointment – details below

### 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  
01604 639007

abington@oriordanbond.co.uk



TOTAL FLOOR AREA: 1039sq.ft. (96.5 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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