



Broadway
Abington, Northampton

oriordanbond
SALES & LETTINGS



Broadway

Abington
NN1 4SQ

Offers Over
£300,000

O'Riordan Bond is thrilled to offer for sale this exceptional three bedroom double bay fronted Victorian terrace home, located in a particularly sought after part of Abington, within a short walk of the park.

The impressive accommodation comprises through entrance hall, cloakroom/WC, bay fronted sitting room with focal fireplace, dining room and a converted cellar (with building regs approval) currently used as a playroom but its versatility lends itself well for use as a home office/study or occasional fourth bedroom, a re-fitted kitchen/breakfast room with bay window and double doors onto the garden, three first floor double bedrooms and a re-fitted bathroom. Outside is a small front garden with low level brick retaining wall and slate flooring. The rear garden is southerly facing and low maintenance with an extended patio area to the house, stickered beds and an artificial lawn. Further benefits include gas radiator heating with traditional and contemporary styled radiators and replacement uPVC double glazing throughout including sash style windows to the front. Early viewing is recommended (B/1299/M)

- Three bedroom double bay fronted Victorian terrace home
- Two reception rooms
- Converted cellar currently used as playroom
- Re-fitted kitchen/breakfast room
- Re-fitted bathroom
- South facing low maintenance rear garden

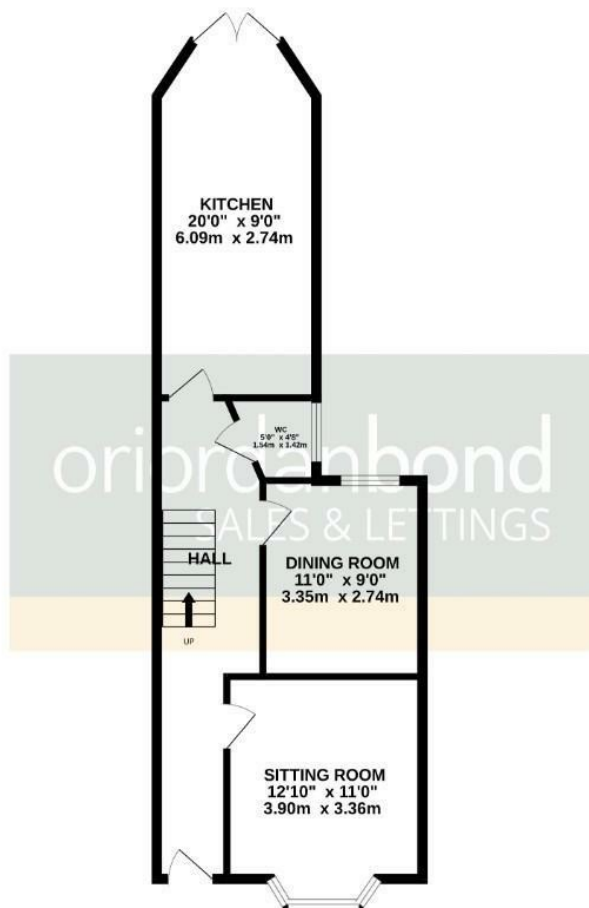




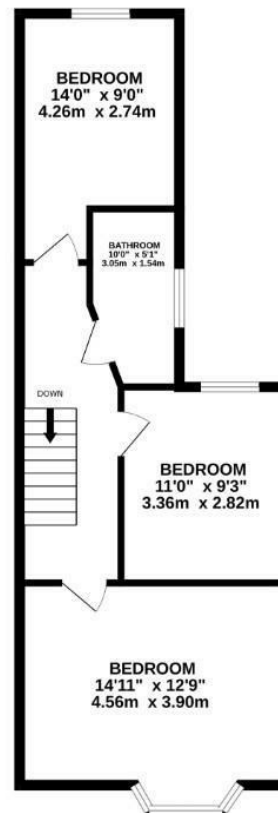
BASEMENT
212 sq.ft. (19.7 sq.m.) approx.



GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1299 sq.ft. (120.7 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: 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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