

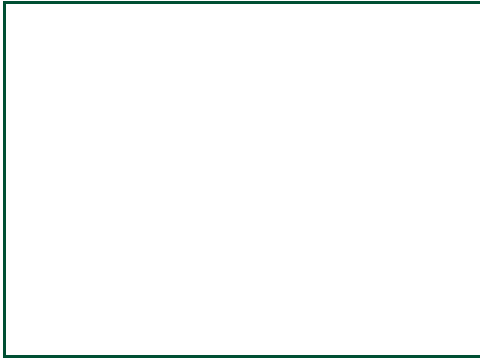


# Holly Road

Abington, Northampton

oriordanbond  
SALES & LETTINGS





# Holly Road

Abington

NN1 4QN

GUIDE PRICE £310,000

O'Riordan Bond is pleased to offer for sale this very spacious three storey five bedroom double bay fronted Victorian town house. The property is in need of considerable cosmetic improvement hence the very competitive asking price.

The accommodation comprises entrance porch, through entrance hall, large bay fronted sitting room, separate drawing room/reception, dining room, kitchen and double compartment cellar. There are three bedrooms on the first floor with ensuite to master plus a large bathroom with separate WC. Stairs rise to the second floor where there are two further bedrooms. Outside are gardens to the front and rear of the property plus a vehicular service road to the rear. Further benefits include many character features including original flooring, fireplaces and architraving. (D/2488/M)

## Additional information

- Council Tax Band: C
- Energy Efficiency Rating: E

## Viewing

Viewing strictly by appointment – details below

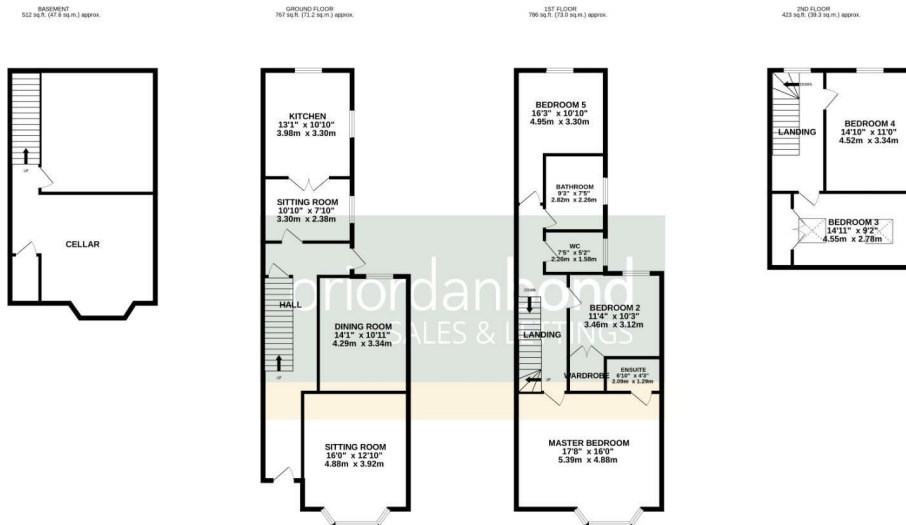
## Disclaimer

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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TOTAL FLOOR AREA: 2488 sq.ft. (231.2 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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