



Brendon Close

Abington Vale, Northampton

oriordanbond
SALES & LETTINGS



Brendon Close

Abington Vale
NN3 3AQ

GUIDE PRICE £375,000

A well presented extended four bedroom detached family home, located in a cul-de-sac, within the sought after area of Abington Vale. The property is ideally situated within close proximity to a selection of schools, including Northampton School for Boys, as well as parks, local amenities and good access to major road links and public transport.

The accommodation comprises entrance hall, cloakroom/WC, sitting room, extended kitchen/breakfast room and a separate dining room. To the first floor are four bedrooms and a family bathroom. Outside is a lawned front garden and driveway providing off road parking leading to a single garage. The rear garden has been landscaped and features a range of mature shrubs, lawn and a paved patio area with a timber retaining fence, backing onto local allotments. Further benefits include uPVC double glazing and gas radiator heating, (B/1104/M)

Additional information

- Council Tax Band: D
- 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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GROUND FLOOR
601 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq.ft. (102.5 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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