



# Abington Avenue

Abington, Northampton

oriordanbond  
SALES & LETTINGS



## Abington Avenue

Abington  
NN1 4PX

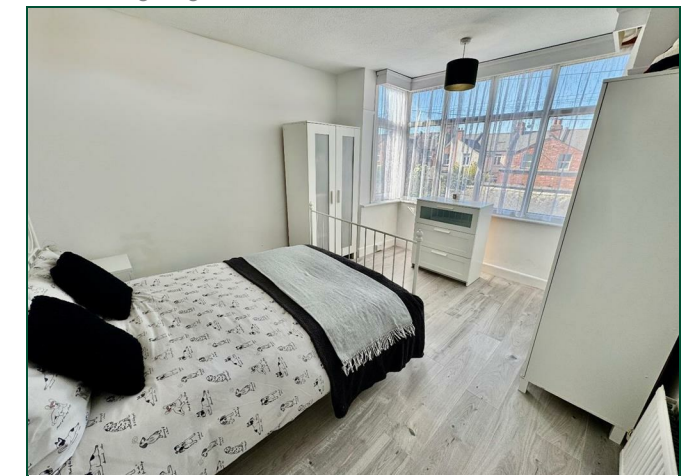
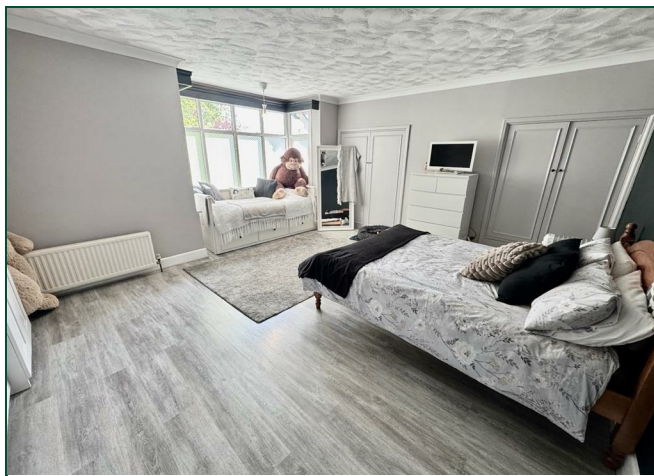
Offers Over  
£325,000

A substantial four bedroom home with over 1400 square foot of living accommodation, situated in the heart of Abington, located opposite Northampton County Cricket Ground and within short walking distance of Abington Park.

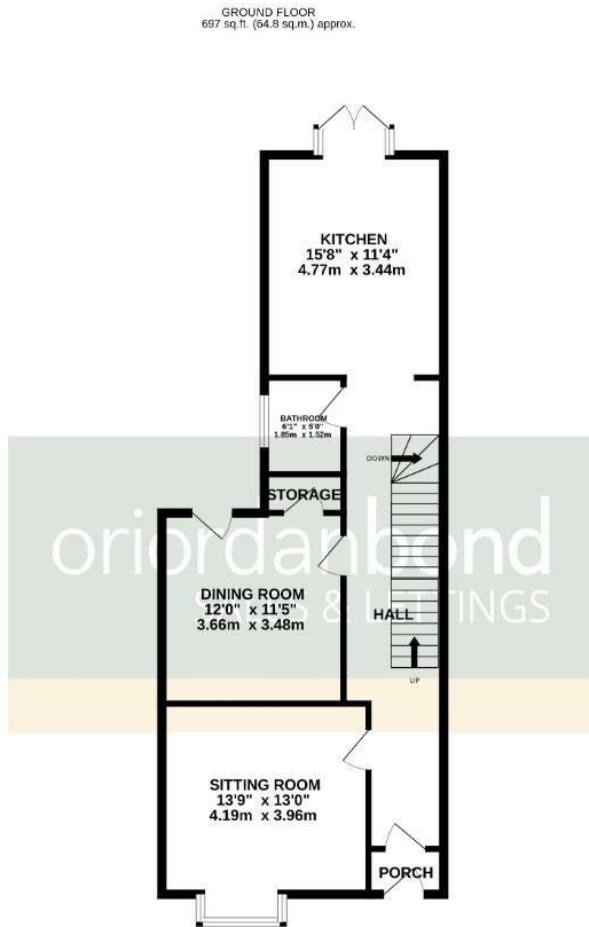
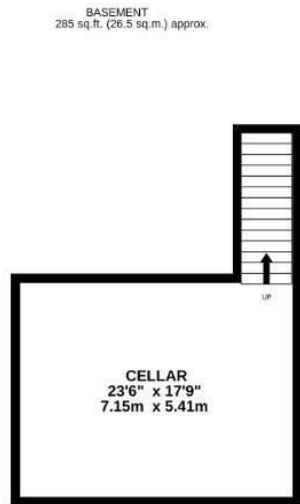
The property is offered to the market with a modern finish and offers accommodation comprising through hallway, sitting room, dining room, re-fitted kitchen/breakfast room, utility/WC and a cellar. To the first floor are four generous bedrooms and a re-fitted family bathroom. Outside are low maintenance gardens to both the front and rear and a double garage accessed via a rear service road. Further benefits include gas radiator heating and uPVC double glazing. (A/1467/S)

AGENTS NOTE: Under the Estate Agents Act 1979, we hereby notify you that the vendor is an employee (or relative of an employee) for the selling agents O'Riordan Bond.

- Substantial four bedroom family home
- Two reception rooms
- Re-fitted kitchen/breakfast room
- Re-fitted bathroom
- Low maintenance gardens
- Double garage







SQ FTG DOES NOT INCLUDE CELLAR

TOTAL FLOOR AREA : 1467sq.ft. (136.3 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: D
- Energy Efficiency Rating: C

#### 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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