



**Taunton Avenue**  
Northampton,

**oriordanbond**  
SALES & LETTINGS



# Taunton Avenue

Northampton  
NN3 3LY

Guide Price  
£375,000

**O’Riordan Bond is delighted to offer for sale this beautifully presented detached home located towards the end of a quiet cul-de-sac in the heart of Abington Vale.**

Briefly the accommodation comprises entrance hall, downstairs WC/Utility room, refitted kitchen/dining room with integrated appliances, sitting room, landing, three bedrooms with an en suite shower room to the master bedroom. The property enjoys a deep frontage with a pretty front garden and ample off road parking to the front and side. The rear garden backs onto a primary school playing field and therefore enjoys a high degree of privacy. The garage has been removed and replaced with a quaint timber built summer house/home office and a further garden shed behind it. Benefits include gas radiator heating, hard/LVT flooring and gas radiator heating. Viewing is highly recommended B/830/M)

- Detached family home
- Cul-de-sac location
- Three bedrooms
- Refitted kitchen/dining room
- Ensuite to master
- Custom built home office / summer house







### Additional information

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

### Viewing

Viewing strictly by appointment – details below

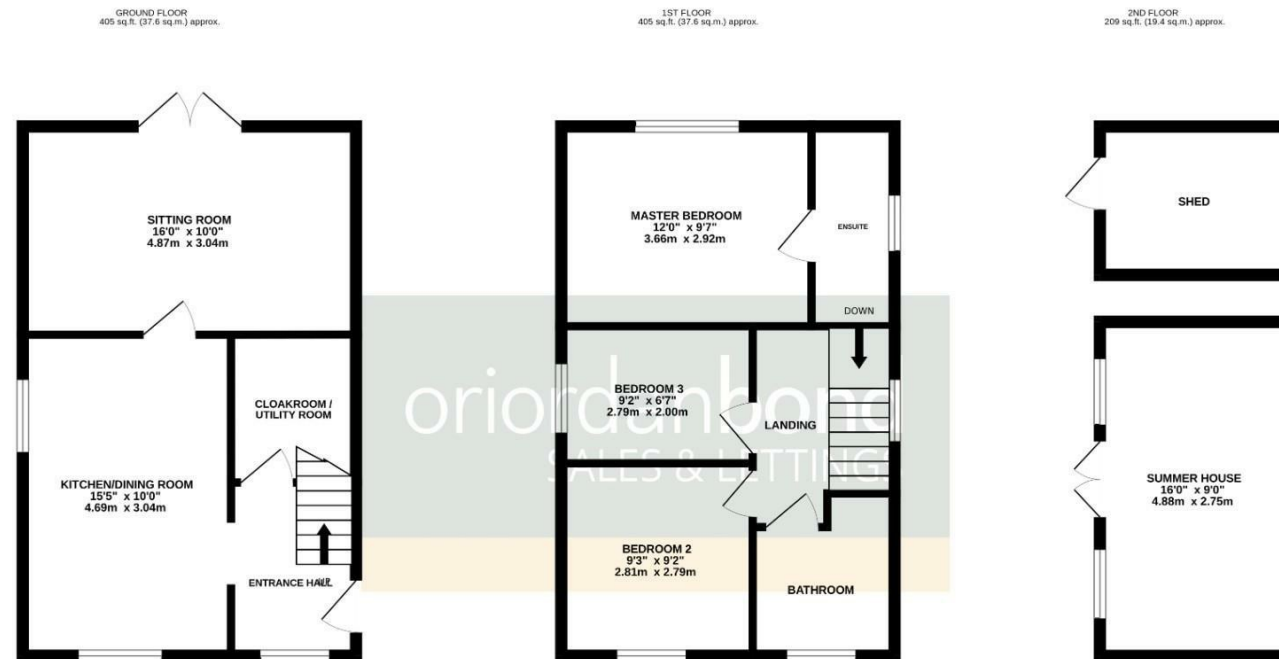
### Disclaimer

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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TOTAL SQUARE FOOTAGE EXCLUDES SUMMER HOUSE AND SHED

TOTAL FLOOR AREA: 810sq.ft. (75.3 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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