



**152 Ashburnham Road**

Abington, Northampton

**oriordanbond**  
SALES & LETTINGS

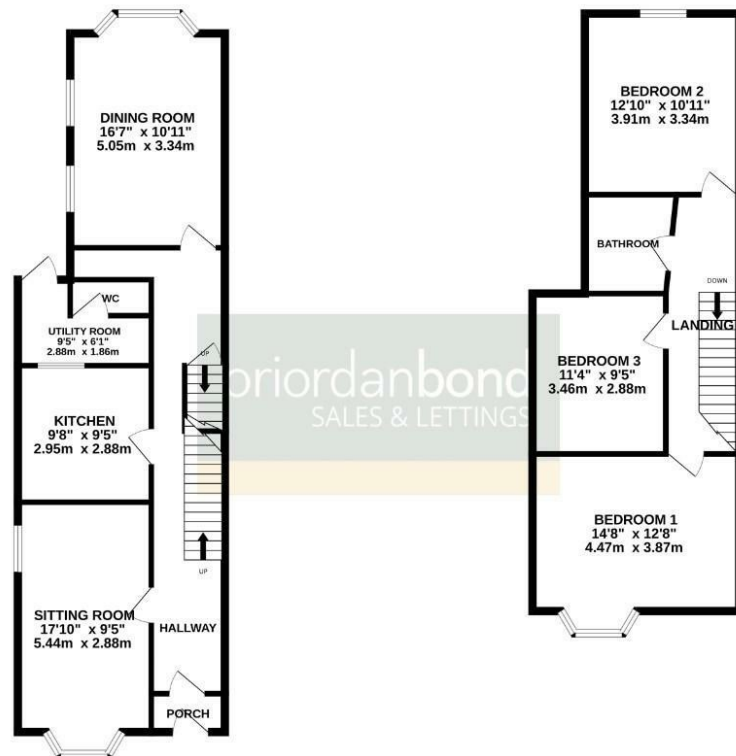




GROUND FLOOR



1ST FLOOR



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 misstatement. 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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# 152 Ashburnham Road

Abington

NN1 4RB

GUIDE PRICE £300,000

A superbly presented and much improved Edwardian end of terrace home, situated in the heart of Abington, close to local amenities, schools and Abington Park. The property is offered to the market with no onward chain.

Accommodation comprises porch, through entrance hall, sitting room with feature fireplace, fitted kitchen with range cooker, cloakroom/WC, utility, pantry and an elegant dining reception with floor to ceiling window. To the first floor are three double bedrooms and a refitted bathroom. Outside is an enclosed southerly facing rear garden with feature patios and raised shrub borders leading to an oversized garage with new roof. Further benefits include new uPVC windows, serviced gas radiator heating system with some factory style radiators, character features and cellar. (A/1150/M)

## 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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