



HOWKINS &
HARRISON

22 Draycott Close, Abington Vale,
Northampton, NN3 3BD

Guide Price £229,000

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A two double bedroom semi-detached bungalow located in a quiet cul-de-sac in the popular location of Abington Vale within a short distance of all day to day shopping facilities, Abington Park and the town centre. Offered for sale with no upward chain.

Accommodation

The accommodation is approached through a Upvc door which leads into the entrance hall with cloaks cupboard and doors off to the sitting room and kitchen. The kitchen has a selection of base and eye level units, working surfaces incorporating a stainless steel sink unit, plumbing for washing machine and a Upvc door to the side access and a boiler cupboard housing a "Vaillant" combination gas fired boiler. The sitting room has a tiled fireplace and a Upvc window to the front aspect and a door to an inner hall which has doors off to two double bedrooms, both with fitted/built-in wardrobes and sliding doors from bedroom two lead into the conservatory which is of mainly Upvc construction overlooking and leading to the rear garden with a tiled floor. The shower room has a shower cubicle with "Aqualisa" shower, wash basin and WC.

Outside

The front of the property is mainly gravelled with the driveway leading up the side of the bungalow to the rear garden which is mainly gravelled and paved with trees and shrubs.

Viewing

Strictly by prior appointment via the agents. 01604 823456.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

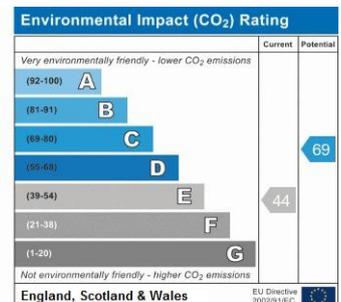
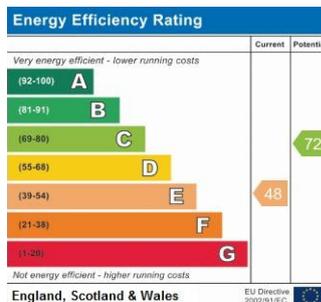
None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Northampton Borough Council – 01604 837837.

Council Tax

Band - C



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.