

**145 Abington Avenue  
Abington  
NORTHAMPTON  
NN1 4QB**

**£1,300 PCM**



- ENERGY EFFICIENCY RATING: D
- UNFURNISHED
- KITCHEN/BREAKFAST ROOM

- AVAILABLE END MAY
- PERIOD TOWN HOUSE
- THREE BEDROOMS

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**\*\*Available End May\*\*** A three bedroom, beautifully refurbished, mature town house located in the ever popular Abington area of Northampton. The property offers a good size lounge/dining room, kitchen/ breakfast room and cloakroom to the ground floor. To the first floor are three very good size bedrooms with a re-fitted bathroom. Externally the property has a small front garden and enclosed rear garden leading to a single wooden garage. The property further benefits from gas to radiator central heating and there are some original features still retained.**\*\*Unfurnished, No Pets\*\***

### **Hall**

Entry through hardwood partly glazed door with frosted window above, tiled flooring, stairs rising to first floor, coat hanging rack, door to cellar, door to kitchen and lounge/dining room.

### **Lounge/Dining Room**

25'7" x 12'0" max (7.80 x 3.68 max )

Wood burning stove in wooden surround with tiled hearth and mantle over, recesses to side of chimney breast, two radiators, sash bay window to front elevation, sash window overlooking rear garden.

### **Kitchen/ Breakfast Room**

21'8" x 10'2" max (6.61 x 3.10 max )

High gloss cream base and wall mounted cupboards with chrome handles, work surface space, one and a half bowl stainless steel sink unit, integrated fridge and freezer, integrated dishwasher, integrated washing machine, eight ring Belling gas stove with extractor hood over, laminate medium oak effect flooring, single radiator, sunken spotlights to ceiling, windows to side elevation, French UPVC door to rear garden.

### **Cloakroom**

Close coupled WC, wash hand basin, sunken spotlights to ceiling, laminate flooring, frosted UPVC window to rear elevation.

### **Cellar**

16'2" x 11'11" max (4.93 x 3.64 max)

Dry single cellar with separate store room.

### **Landing**

Head of stairs storage cupboard, single radiator.

### **Bedroom One**

16'2" x 11'10" (4.93 x 3.62)

Original iron fireplace, recesses to side of chimney breast, double panel radiator, sash bay window and standard sash window to front elevation.

### **Bedroom Two**

10'11" x 9'9" (3.34 x 2.99)

Recesses to side of chimney breast, radiator, UPVC window overlooking rear garden.

### **Bedroom Three**

10'9" x 10'0" (3.30 x 3.07)

Radiator, UPVC window to rear elevation.

**Bathroom**

A refitted white bathroom suite of L shaped bath with both mixer shower and raindrop shower, fitted screen, pedestal wash hand basin, close coupled WC, full height tiling to bath and shower area, tiled floor, heated chrome towel rail, frosted window to side elevation.

**Front Garden**

Pebbled frontage enclosed by medium height fencing with paved pathway leading to entrance.

**Rear Garden**

Curved paved patio area with raised flower and shrub borders, small lawn area leading to pebbled area, outside cold water tap. The rear garden is fully enclosed by medium height brick retaining walls with gated rear pedestrian access.

**Garage**

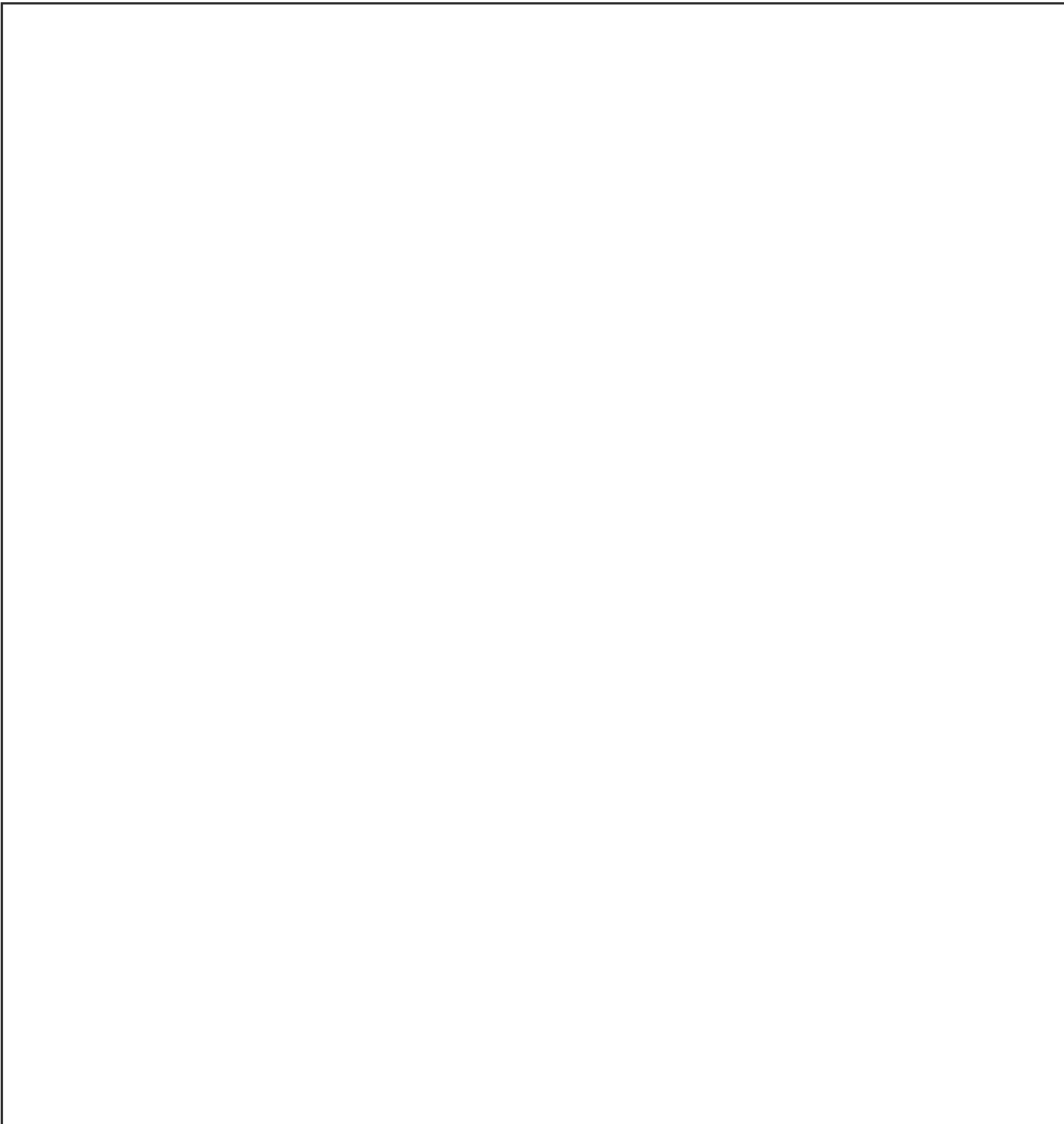
A single construction wooden garage with bi-folding doors, power and light connected.

**Agents Notes**

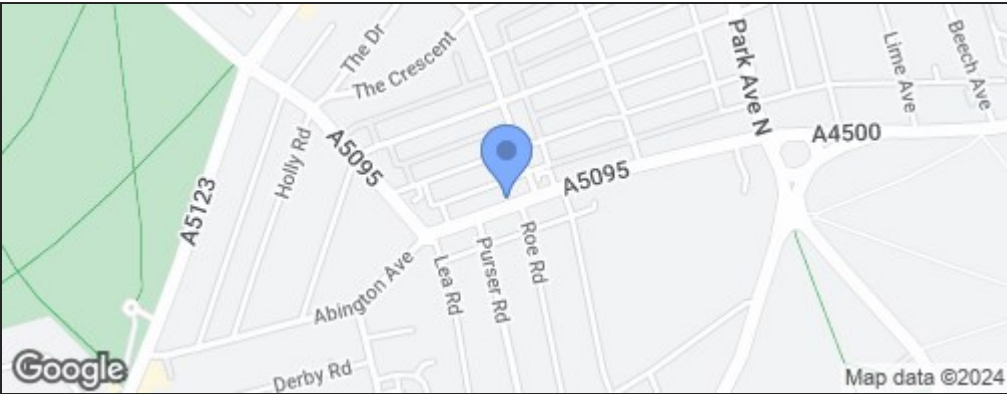
Council Tax Band: D







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	57		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.