

**8 Garrick Road  
Abington  
NORTHAMPTON  
NN1 5ND**

**£365,000**



- **EXTENDED VICTORIAN TERRACE**
- **SEPARATE RECEPTION ROOMS**
- **DOWNSTAIRS WC**
- **SMALL GARAGE / WORKSHOP TO REAR**

- **FOUR DOUBLE BEDROOMS**
- **REFITTED KITCHEN / BREAKFAST ROOM**
- **CLOSE TO ABINGTON PARK**
- **ENERGY EFFICIENCY RATING : E**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Set on one of Abington's most prestigious roads, this stunning four bedroom extended Victorian terrace is a stone's throw away from Abington Park, and has undergone major refurbishment by the current owners in recent years to be offered in excellent condition. With accommodation comprising in brief; entrance hall, lounge, dining room, kitchen/breakfast room, and downstairs wc to the ground floor. To the first floor are three double bedrooms and a bathroom, with a large fourth bedroom to the second floor. The property also benefits from UPVC double glazing, gas central heating, a cellar, front and rear gardens, and a small garage/workshop to the rear.

## **Ground Floor**

### **Entrance Hall**

Enter via composite doors, stairs rising to first floor, rear door leading to garden, stripped wooden flooring, radiator.

### **Lounge**

14'10" into bay x 11'10" (4.53 into bay x 3.62)

Box bay UPVC window to front aspect, feature fireplace, stripped wooden flooring, radiator.

### **Dining Room**

11'0" x 9'4" (3.36 x 2.85)

UPVC window to rear aspect, stripped wooden flooring, radiator.

### **Downstairs WC**

Obscure UPVC window to side aspect, low level wc, wall mounted sink unit, quarry tiled flooring, radiator.

### **Kitchen / Breakfast Room**

15'8" x 9'10" (4.78 x 3.000)

UPVC bi-fold doors leading to rear garden, further UPVC window to side, a range of wall and base units with roll top work surfaces, integrated oven and hob, space for various appliances, polycarbonate sink and drainer, breakfast bar, ceramic tiled flooring, column radiator.

### **Cellar**

14'10" x 11'11" max (4.54 x 3.65 max)

Obscure UPVC window to front aspect, gas and electric meters.

## **First Floor**

### **Landing**

Stairs rising to second floor, stripped wooden flooring.

### **Bedroom One**

15'5" inc. wardrobes x 14'9" into bay (4.70 inc. wardrobes x 4.52 into bay)

Box bay UPVC window to front aspect, fitted wardrobes to one wall, radiator.

### **Bedroom Two**

10'11" x 10'0" (3.35 x 3.06)

UPVC window to rear aspect, radiator.

### **Bedroom Three**

11'0" x 9'3" (3.36 x 2.83)

UPVC window to rear aspect, fitted double wardrobe, radiator.

**Bathroom**

9'2" x 6'6" (2.80 x 2.00)

Two obscure UPVC windows to side aspect, tiled shower cubicle, bath, inset sink unit with storage under, ceramic tiled walls, chrome heated towel rail.

**Second Floor****Landing**

UPVC window to rear aspect.

**Bedroom Four**

18'4" max x 13'10" reducing to 10'10" (5.60 max x 4.23 reducing to 3.31)

Restricted head height, UPVC window to rear aspect, two Velux windows to front aspect, eaves storage, radiator.

**Externally****Front Garden**

Small courtyard with various shrubs, enclosed by low level brick walls.

**Rear Garden**

Patio area with various flower and shrub borders, , door leading to garage/workshop, enclosed by brick walls.

**Small Garage / Workshop**

14'11" x 6'0" (4.56 x 1.83)

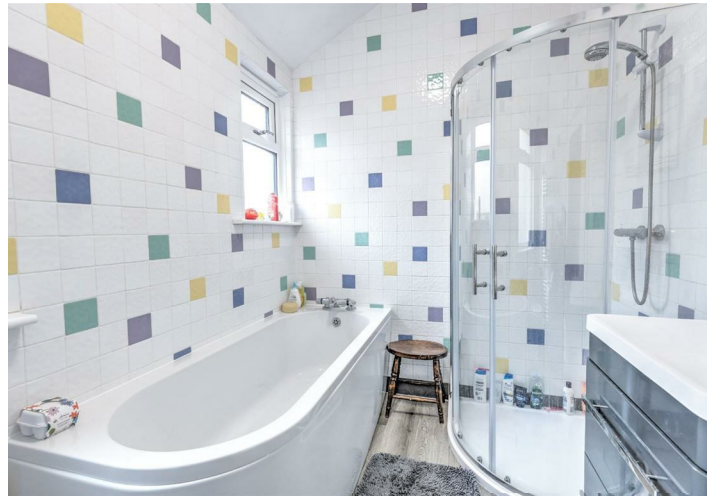
Wooden double doors leading to service road at rear, power and light connected.

**Agents Note**

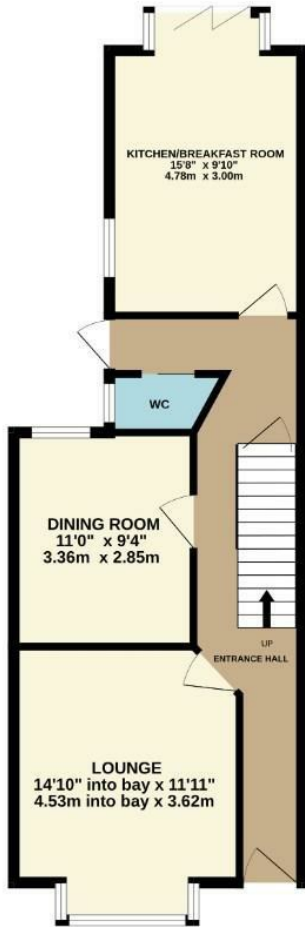
Local Authority: West Northamptonshire

Council Tax Band: C





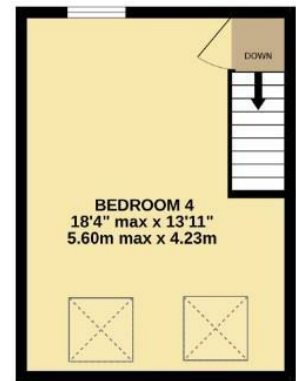
GROUND FLOOR  
564 sq ft. (52.4 sq m.) approx.



1ST FLOOR  
557 sq ft. (51.6 sq m.) approx.



2ND FLOOR  
260 sq ft. (24.1 sq m.) approx.

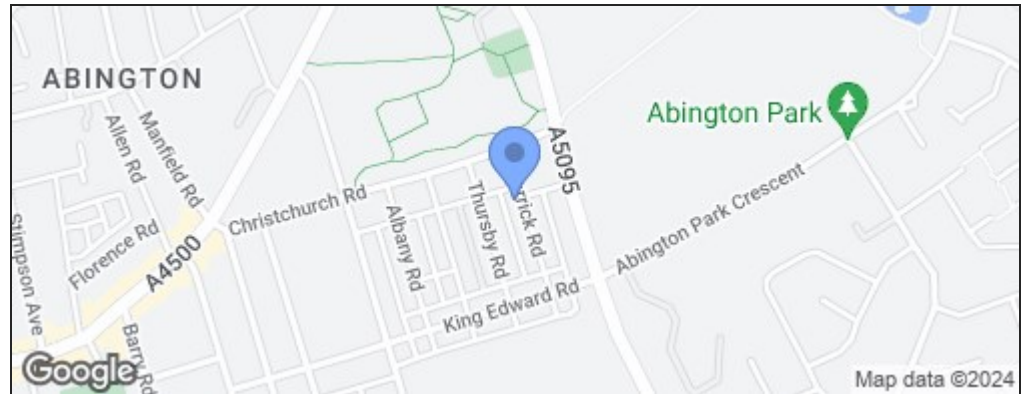


TOTAL FLOOR AREA: 1381 sq.ft. (128.3 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.