

**40 Collingwood Road
Abington
NORTHAMPTON
NN1 4RL**

Offers Over £500,000



- **END OF TERRACE**
- **CONVERTED CELLAR**
- **TWO ENSUITES**
- **OFF ROAD PARKING**

- **FIVE BEDROOMS**
- **SEPARATE RECEPTION ROOMS**
- **DOUBLE GARAGE**
- **ENERGY EFFICIENCY RATING; E**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A five bedroom Victorian end of terrace property situated in the highly desirable area of Abington, Close to all the local amenities including The County Ground. The property has been extensively refurbished and upgraded to add some modern touches to the Victorian features. The accommodation, spreading over four storeys, comprises in brief: entrance hall, converted cellar, separate reception rooms, shower room, utility room, kitchen, five bedrooms, master with en-suite, family bathroom, separate W/C. Additional benefits include double glazing, gas to radiator central heating, enclosed rear garden, garage and off road parking.

Ground Floor

Entrance Hall

Enter via composite double glazed door, laminate flooring, radiator, feature architraves, stairs rising to first floor landing,

Lounge

16'3" x 13'9" (4.96 x 4.20)

Bay fronted double glazed window to front aspect, radiator, decorative coving.

Family Room

15'4" x 10'8" (4.68 x 3.26)

Two double glazed windows to side aspect, radiator, feature fireplace and surround.

Shower Room

Window to side aspect, double shower cubicle, complimentary tiling, low level W/C, tiled flooring, heated towel rail, wash hand basin.

Dining Room

13'1" x 8'10" (4.00 x 2.70)

Double glazed window to side aspect, radiator, coving, laminate flooring.

Utility Room

Double glazed windows to side and rear aspects, roll edge work surfaces, space for appliances, complimentary tiling, stainless steel sink with drainer and mixer tap over, radiator.

Kitchen

Double glazed bay window to side aspect, fitted with a range of wall and base level units, roll edge work surfaces, space for American style fridge freezer, fitted dishwasher, space for cooker with stainless steel extractor hood over, complimentary tiling, tiled flooring, door to rear garden.

Cellar

Cellar

20'2" x 19'3" (6.16 x 5.87)

Two double glazed windows to front aspect, gas and electric meter, radiator, cupboard.

First Floor

Landing

Loft access, airing cupboard housing tank and boiler, radiator, stairs rising to second floor.

Bedroom One

15'9" x 13'7" (4.81 x 4.16)

Double glazed bay window to front aspect, radiator, fitted cupboards, door to en suite.

En Suite

Window to side aspect, double shower cubicle, low level W/C, vanity wash hand basin with storage under, heated towel rail, spotlights.

Bedroom Two

15'3" x 10'9" (4.66 x 3.30)

Double glazed window to rear aspect, radiator.

Bathroom

Frosted double glazed window to side aspect, panelled bath with shower over, complimentary tiling, heated towel rail.

Separate W/C**Bedroom Three**

14'2" x 13'11" (4.34 x 4.26)

Double glazed window to side aspect, radiator.

Second Floor**Landing**

Double glazed window to rear aspect, radiator.

Bedroom Four

15'4" x 10'9" (4.68 x 3.28)

Double glazed window to rear aspect, radiator.

Bedroom Five

20'4" x 12'4" (6.22 x 3.76)

Velux window, eave storage space.

En Suite

Velux window, double shower cubicle, low level W/C, vanity wash hand basin, heated towel rail, spotlights.

Externally**Front Garden****Rear Garden**

Low maintenance courtyard rear garden.

Garage

Double garage with up and over, power and light connected, off road parking for two cars.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: D





GROUND FLOOR



1ST FLOOR



2ND 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 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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	47	68
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 firms employment has the authority to make or give any representation or warranty in respect of the property.