

**6 Perry Street  
Abington  
NORTHAMPTON  
NN1 4HP**

**£200,000**



- **TWO BEDROOMS**
- **CELLAR**
- **REAR GARDEN**
- **DOUBLE GLAZING**

- **SEPARATE RECEPTION ROOMS**
- **FOUR PIECE BATHROOM**
- **NO CHAIN**
- **ENERGY EFFICIENCY RATING; D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A single bay fronted mid terrace property offered with no chain, in the popular area of Abington. Situated close to both Wellingborough and Kettering Roads along with local amenities. The accommodation comprises in brief entrance hall, separate reception rooms and kitchen to the ground floor. The first floor comprises of two bedrooms and four piece bathroom. Additional benefits include double glazing, gas to radiator central heating and cellar.

## **Ground Floor**

### **Entrance Hall**

Entry gained via wooden door, stairs rising to first floor landing, radiator, feature architraves, laminate flooring.

### **Lounge**

10'9" x 10'2" (3.29 x 3.11)

Bay window, double glazed windows to front aspect, radiator, feature cast iron fireplace.

### **Dining Room**

8'0" x 11'6" (2.46 x 3.51)

Double glazed window to rear aspect, radiator, feature cast iron fireplace.

### **Kitchen**

7'6" x 16'1" (2.29 x 4.91)

Double glazed window and door to rear garden, radiator, tiled flooring, fitted with a range of wall and base level units, roll edge work surfaces, enamel sink with one and a half bowl drainer and mixer tap over, fitted appliances to include gas stainless steel oven, hob and extractor fan over, space for washing machine, door to cellar.

### **Cellar**

Power and light, gas and electric meters.

## **First Floor**

### **Landing**

Loft access, window to side aspect.

### **Bedroom One**

10'2" x 10'2" (3.12 x 3.12)

Double glazed windows to front aspect, radiators, fitted wardrobes.

### **Bedroom Two**

11'7" x 7'2" (3.54 x 2.19)

Double glazed window to rear aspect, radiator.

### **Bathroom**

Frosted double glazed windows to side and rear aspect, feature free standing claw foot bath, low level W/C, double shower enclosure, heated towel rail, pedestal wash hand basin.

## **Externally**

### **Rear Garden**

Enclosed by wooden panel fencing, patio and lawn areas.

## **Agents Notes**

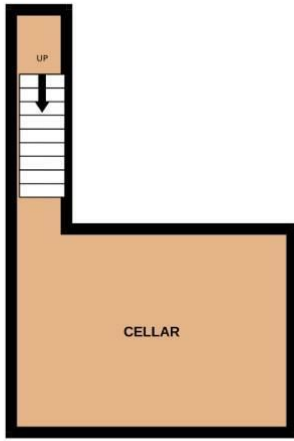
Local Authority: West Northamptonshire  
Council Tax Band: B



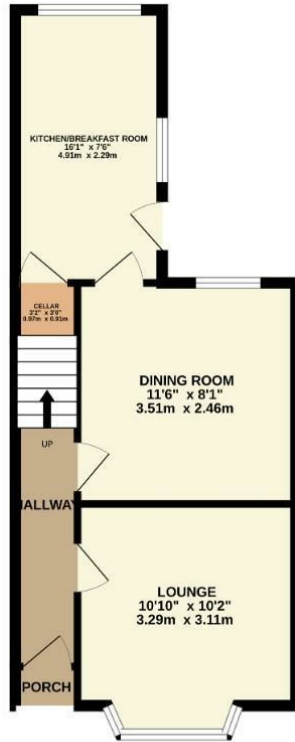




BASEMENT LEVEL



GROUND FLOOR

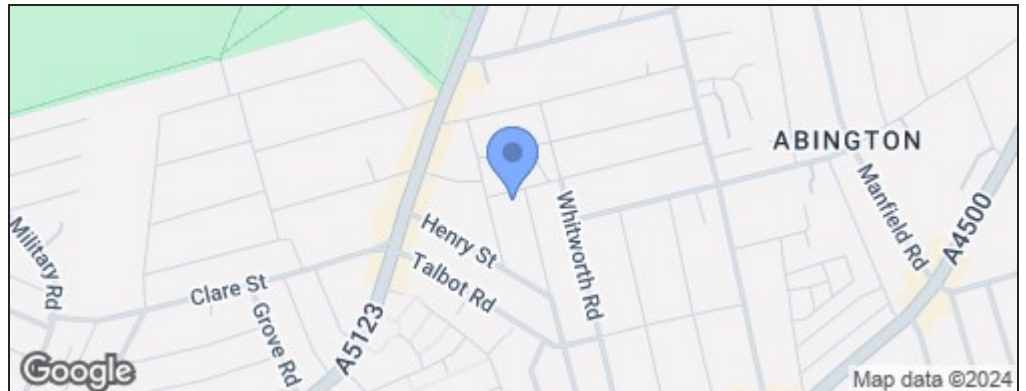


1ST FLOOR



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 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) <b>A</b>			
(81-91) <b>B</b>			<b>80</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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 firm's employment has the authority to make or give any representation or warranty in respect of the property.