

**49 Ashburnham Road
Abington
NORTHAMPTON
NN1 4QY**

£259,995



- **THREE BEDROOMS**
- **KITCHEN & UTILITY ROOM**
- **CELLAR**
- **GARAGE**
- **LOUNGE / DINER**
- **CLOAKROOM**
- **COURTYARD GARDEN**
- **ENERGY EFFICIENCY RATING; D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A Victorian mid terrace offered with no chain in the popular area of Abington a short distance from the County Ground. This property boasts a lovely blend of mature features and modern amenities, making it a perfect home for those seeking character and comfort. The accommodation comprises in brief, entrance hall, lounge/diner, kitchen and utility area, cloakroom and cellar. To the first floor are three bedrooms and bathroom. Additional benefits include gas to radiator heating, double glazing, courtyard rear garden and recently reconstructed garage with power and light connected and automatic roller shutter door.

Ground Floor

Entrance Hall

Enter via double glazed door, picture rail, feature stripped flooring, stairs rising to first floor landing.

Lounge Area

10'9" x 10'2" (3.3 x 3.1)

Bay double glazed window to front aspect, double glazed window to rear aspect, feature cast iron fireplace, feature exposed brickwork fireplace, radiator, stripped flooring.

Dining Area

11'1" x 10'9" (3.4 x 3.3)

Kitchen

11'1" x 10'9" (3.4 x 3.3)

Double glazed window to side aspect, hand made wooden bespoke kitchen with wooden work surfaces, wall and base level units, feature butler style sink with mixer tap over, quarry tiled flooring, spotlights, radiator.

Utility Room

Double glazed window to side aspect worksurface and space for appliances under.

W/C

Window to rear aspect, low level w.c.

Cellar

Light connected and meters.

First Floor

Landing

Stripped flooring, storage cupboard.

Bedroom One

14'1" x 10'5" (4.3 x 3.2)

Two double glazed window to front aspect, feature cast iron fireplace, stripped flooring, radiator.

Bedroom Two

11'1" x 8'6" (3.4 x 2.6)

Double glazed window to rear aspect, picture rail, radiator, stripped flooring.

Bedroom Three

7'10" x 5'10" (2.4 x 1.8)

Double glazed window to rear aspect, radiator, stripped flooring.

Bathroom

Frosted double glazed window to side aspect, panelled bath with shower attachment over, complimentary tiling, radiator, pedestal wash hand basin.

Externally**Rear Garden**

Enclosed by brick walling, patio area, artificial lawn.

Garage

Replastered and insulated with power and light connected and automatic roller shutter door.

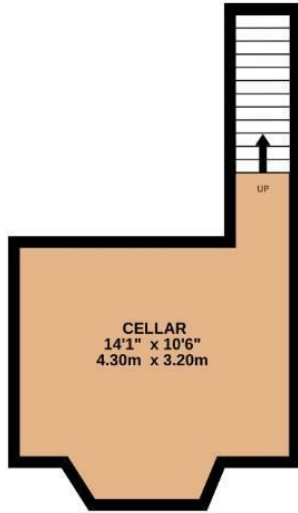
Agents Notes

Local Authority: West Northamptonshire

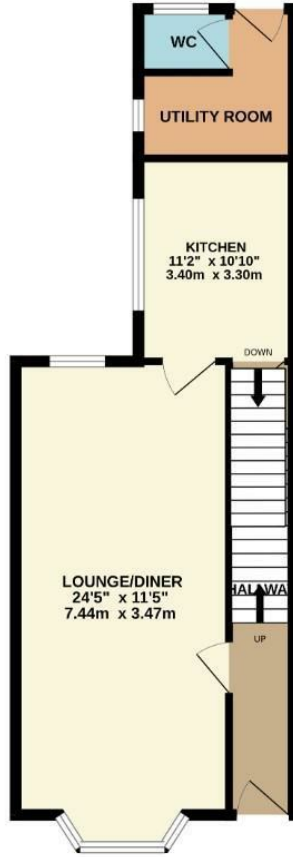
Council Tax Band: B



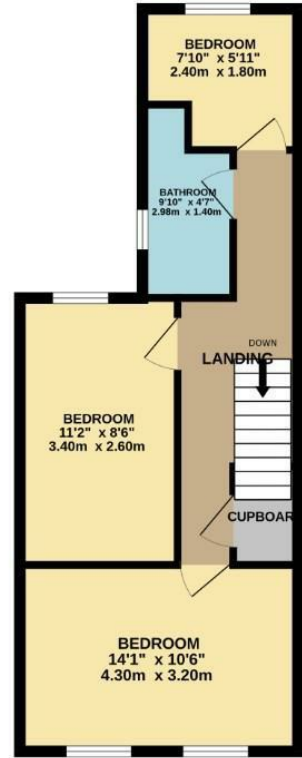
BASEMENT LEVEL



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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.