

**10 Adams Avenue  
Abington  
NORTHAMPTON  
NN1 4LQ  
£280,000**



- **DOUBLE BAY FRONTED**
- **LOUNGE / DINER**
- **KITCHEN & UTILITY ROOM**
- **PEDESTRIAN REAR ACCESS**

- **THREE BEDROOMS**
- **CELLAR**
- **DOUBLE GLAZED**
- **ENERGY EFFICIENCY RATING; D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A three bedroom, double-bay fronted, mid terrace property situated just off the vibrant Wellingborough Road, providing easy access to Northampton Town Centre and the train station. The accommodation comprises in brief: entrance hall, lounge/diner, kitchen with access to cellar, utility room and a cloakroom to the ground floor. The first floor comprises three bedrooms and family bathroom. Additional benefits include UPVC double glazing and gas to radiator central heating.

## **Ground Floor**

### **Entrance Hall**

Enter via composite glazed door, radiator, stripped flooring, stairs rising to first floor, thermostat.

### **Lounge**

13'1" x 12'4" (4.01 x 3.76)

Double glazed bay window to front aspect, stripped flooring, feature fireplace, radiator, architraves.

### **Dining Room**

12'2" x 10'0" (3.71 x 3.05)

Stripped floor, feature fireplace, radiator, architraves, double glazed door to lean to.

### **Lean To**

6'0" x 4'0" (1.83 x 1.22)

Door to rear garden.

### **Kitchen**

10'2" x 8'11" (3.10 x 2.74)

Double glazed window to side aspect, fitted with a range of wall and base level units, roll edge work surfaces, one and a half bowl stainless steel sink and drainer with mixer tap over, space for dishwasher, double oven, hob and extractor fan, complimentary tiling.

### **Utility Room**

9'3" x 6'5" (2.84 x 1.98)

Double glazed window to rear aspect, wall mounted boiler, wall and base level units, roll edge work surfaces, complimentary tiling, radiator.

### **Cloakroom**

Double glazed window to rear aspect, radiator, low level W/C, tiled flooring.

### **Cellar**

Power and lighting.

## **First Floor**

### **Landing**

Loft access, doors to bedrooms, radiator.

### **Bedroom One**

15'8" x 13'1" (4.78 x 4.01)

Double glazed bay window to front aspect, feature fireplace, stripped flooring, radiator, fitted cupboards.

**Bedroom Two**

12'0" x 8'11" (3.66 x 2.74)

Double glazed window to rear aspect, radiator.

**Bedroom Three**

10'0" x 6'5" (3.05 x 1.96)

Double glazed window to rear aspect, radiator.

**Bathroom**

Frosted double glazed window to rear aspect, panel bath with shower over, pedestal wash hand basin, low level W/C, radiator.

**Externally****Front Garden**

Enclosed by dwarf brick wall, low maintenance.

**Rear Garden**

Patio and lawn areas, gated rear access, enclosed by dwarf brick wall.

**Agents Notes**

Local Authority: West Northamptonshire

Council Tax Band: C



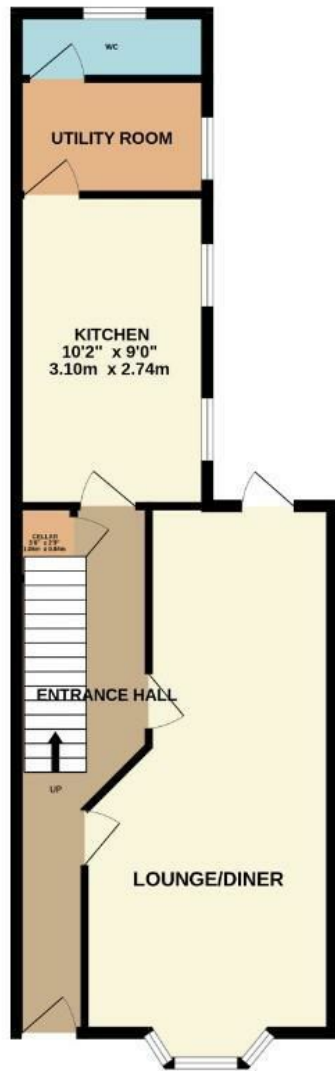








GROUND FLOOR



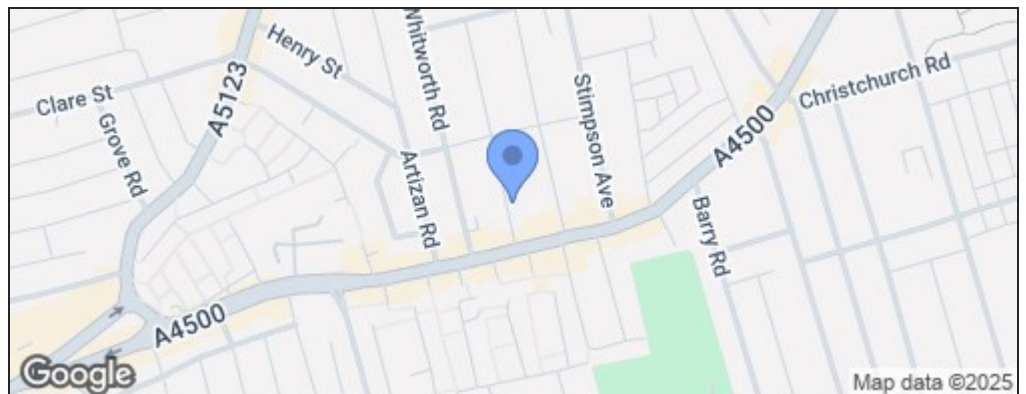
1ST FLOOR



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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>66</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.