

**10 Holly Road
Abington
NORTHAMPTON
NN1 4QR**

£279,995



- **DOUBLE BAY FRONTED TERRACE**
- **LONG KITCHEN/BREAKFAST ROOM**
- **CELLAR AND ORANGERY**
- **OPEN SITTING AND DINING ROOM**

- **THREE GENEROUS BEDROOMS**
- **GARDEN WITH REAR ACCESS**
- **REFITTED FIRST FLOOR BATHROOM**
- **ENERGY PERFORMANCE RATING: E**

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A generously sized, three bedroom, double bay fronted, Victorian terraced home, offered with no upper chain. The property is situated in a sought after location in Abington, near to Kingsley and Phippsville and within walking distance of the Racecourse as well as Northampton Town Centre and local shops and amenities. Having been lovingly maintained by the current owners, the property has accommodation comprising: a through hallway, sitting room opened to the dining room, a conservatory/orangery, a generous kitchen/breakfast room and a rear lobby with a cloakroom W.C. on the ground floor, with three double bedrooms and a refitted family bathroom on the first floor. Externally there is a good size rear garden which has a gated access to the neighbouring street and to the basement there is a tall cellar offering storage. A number of original features have been sympathetically retained, including stripped original panel doors and floorboards, whilst benefitting from modern conveniences such as double glazing and gas fired radiator heating.

Ground Floor

Storm Porch

Panelled entrance door leading to the hallway.

Entrance Hall

A hallway leading through to the kitchen and with doors to the sitting and dining rooms, stairs rising to the first floor landing, radiator, picture rail, period coving, door and steps to the cellar, timber flooring.

Sitting Room

13'7 into bay x 12'2 (4.14m into bay x 3.71m)

Double glazed bay window to the front elevation, radiator, a feature only cast iron fireplace and timber surround, television point, picture rail, open to the dining area.

Dining Area

11'6 x 10'5 (3.51m x 3.18m)

French doors to the conservatory/orangery, radiator, picture rail.

Conservatory/Orangery

Of uPVC construction with a double glazed door and window to the rear elevation, tiled flooring, power and light connected.

Kitchen/Breakfast Room

19'1 x 8'9 (5.82m x 2.67m)

A long light and airy room, fitted with a range of wall and base level units, complementary roll edge work surfaces, inset composite one and half bowl sink drainer with a mixer tap over, gas cooker point, space and plumbing for a washing machine and dishwasher, space for an American size fridge freezer, wall mounted combination boiler unit, space for a table and chairs, two double glazed windows to the side elevation, tiled flooring, door to a rear lobby.

Lobby

Double glazed door to the rear garden, door to the W.C., tiled flooring.

Cloakroom W.C.

Low level W.C., wash hand basin, tiled flooring, built-in storage cupboard, double glazed window to the rear.

First Floor

First Floor Landing

Stripped and stained panel doors to the first floor rooms, stripped and stained banister and original floorboards.,

Bedroom One

15'9 x 13'7 into bay (4.80m x 4.14m into bay)

Double glazed bay window to the front elevation, radiator, picture rail, coving, television point, original floorboards.

Bedroom Two

11'6 x 10'5 (3.51m x 3.18m)

Double glazed window to the rear elevation, radiator, original floorboards.

Bedroom Three

9'10 x 8'8 (3.00m x 2.64m)

Double glazed window to the rear elevation, radiator.

Bathroom

Fitted with a modern white suite comprising a panelled bath with shower and screen over, wash basin and a low level W.C., chromed heated towel rail, double glazed window to the side elevation, vinyl flooring.

Garden and Cellar

Rear Garden

Laid mainly to lawn with a paved patio and terrace, wall enclosed with gated access to the rear, hardstanding for a garden shed and a summer house, various maturing shrubs and trees.

Cellar

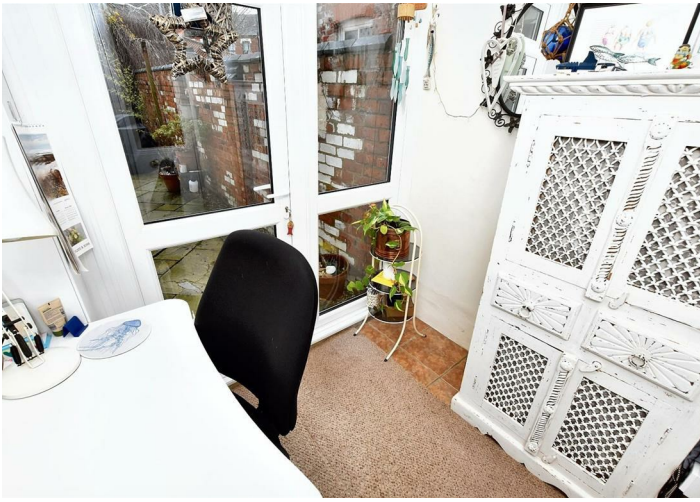
Power and light connected, gas meter, electric meter and fuse box.

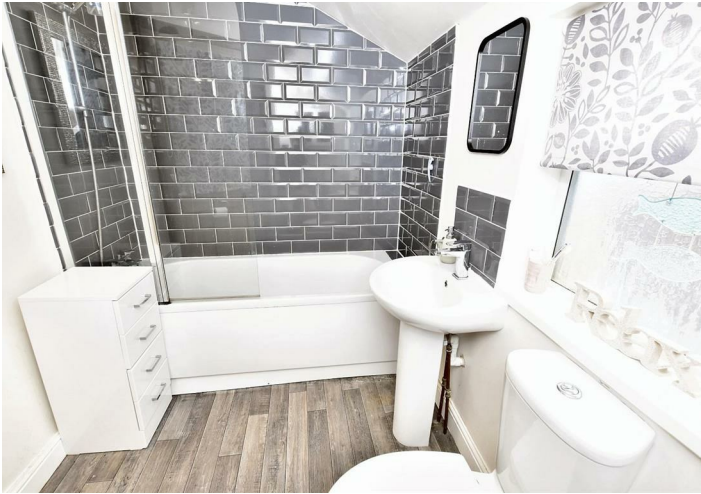
Agents Notes:

Local Authority: west Northants

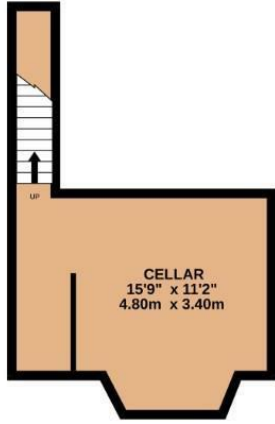
Council Tax Band: B

Energy Performance Rating: TBC





BASEMENT
225 sq.ft. (20.9 sq.m.) approx.



GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



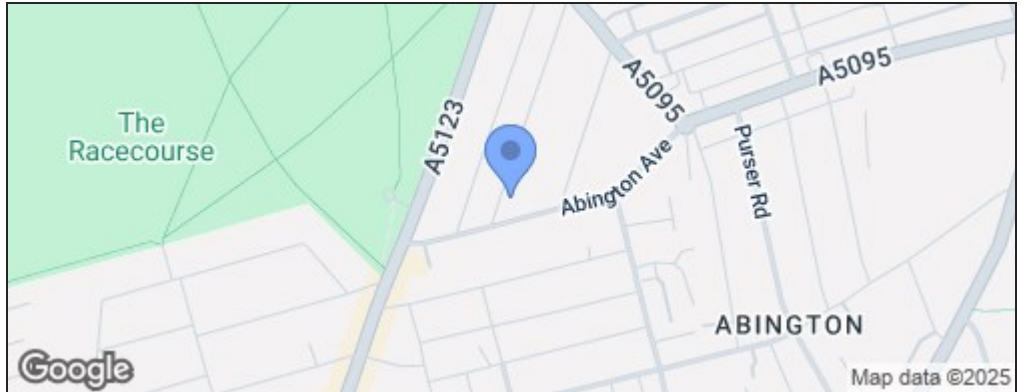
1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1384 sq.ft. (128.6 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		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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