

**43a Abington Avenue
Abington
NORTHAMPTON
NN1 4PA**

£149,995



- **SEMI DETACHED**
- **ONE BEDROOM**
- **SHOWER ROOM**
- **ENERGY EFFICIENCY RATING: E**

- **BUNGALOW**
- **OPEN PLAN LIVING/DINING/KITCHEN**
- **UPVC DOUBLE GLAZING**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled on the charming Abington Avenue in Northampton, The Old Stables presents a delightful opportunity for those seeking a semi-detached cottage with character and potential. This older property boasts an inviting open plan living area, perfect for both relaxation and entertaining.

With one well-proportioned bedroom and a conveniently located shower room, this cottage is ideal for individuals or couples looking for a cosy retreat. The layout encourages a warm and welcoming atmosphere, making it a perfect place to call home or an excellent investment opportunity.

One of the standout features of this property is the absence of a chain, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer or an astute investor, The Old Stables offers a unique blend of charm and practicality in a sought-after location.

Do not miss the chance to explore this lovely cottage, where you can enjoy the tranquillity of cottage living while being close to the amenities of Northampton. This property is truly a gem waiting to be discovered.

Ground Floor

Open Plan Living/Dining/Kitchen

21'4" max x 15'0" max (6.52 max x 4.59 max)

Stairs leading to first floor, electric storage heater, uPVC double glazed windows and door to front.

Kitchen Area

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, built in fridge/freezer, fitted electric hob with extractor fan above, electric oven, electric storage heater, uPVC double glazed window to front.

First Floor

Bedroom

13'2" x 12'6" (4.03 x 3.83)

Electric storage heater, uPVC double glazed windows to front, door to:

Shower Room

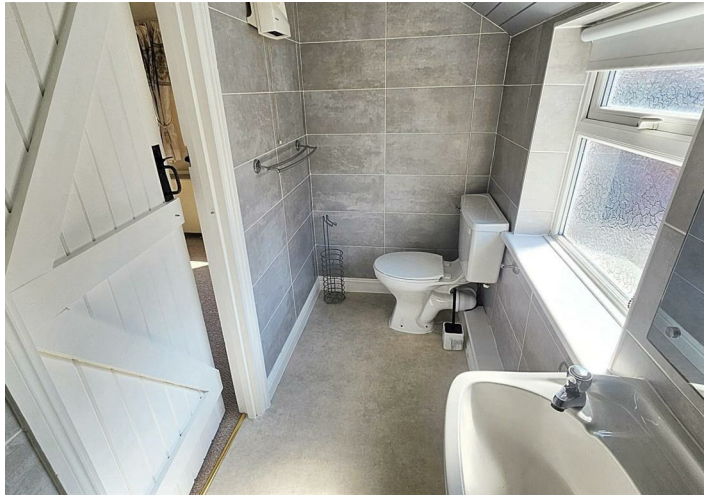
Suite comprising shower cubicle with shower unit above, hand wash basin, low level w.c, tiled splash areas, uPVC double glazed window to side.

Externally

Front Garden

Large gravel pathway leading to gravel patio area and front door.

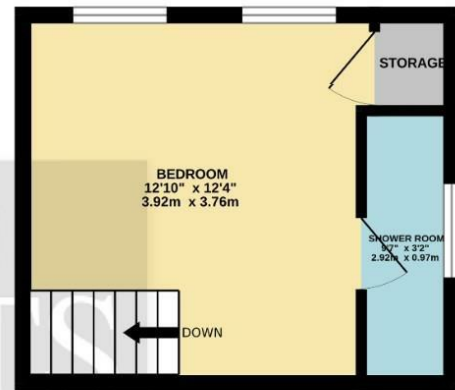




GROUND FLOOR
259 sq.ft. (24.1 sq.m.) approx.



1ST FLOOR
193 sq.ft. (18.0 sq.m.) approx.

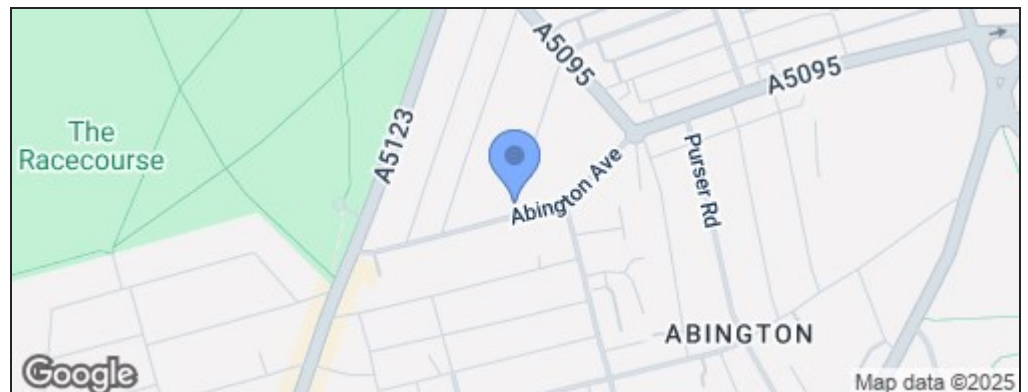


TOTAL FLOOR AREA : 452 sq.ft. (42.0 sq.m.) approx.

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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(1-20) G		
Not energy efficient - higher running costs		
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.