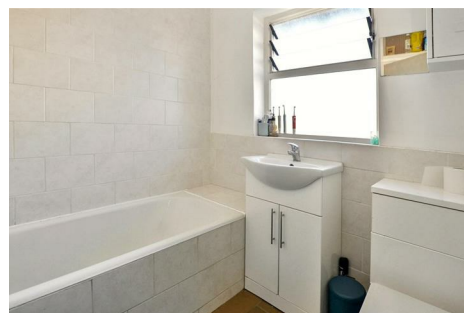


**51 King Edward Road
Abington
NORTHAMPTON
NN1 5LY**

£1,200 Per Month



- AVAILABLE NOW
- PETS CONSIDERED
- REQUIRES SOME UPDATING
- GAS RADIATOR HEATING
- ENERGY RATING: D
- CLOSE TO ABINGTON PARK
- GARAGE & CAR PORT TO REAR
- DOWNSTAIRS CLOAKROOM
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- COUNCIL TAX BAND: C

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Available Now**** This family home is conveniently located near Abington Park and offers well-proportioned living spaces. The ground floor features an entrance hall with access to the cellar, lounge, dining room, kitchen and a cloakroom. Upstairs there are three bedrooms and a family bathroom. Outside there is a small courtyard to the front and to the rear is an enclosed garden with access to the garage and car port. Additional benefits include gas radiator heating.
****Unfurnished, pets considered****

Ground Floor

Entrance

Enter via obscured glass panel doors into entrance porch, glass panel door leading to entrance hall, stairs rising to first floor, door leading to cellar, door to dining room, opening to kitchen.

Lounge

13'5" x 10'11" (4.09 x 3.34)

Bay window to front aspect, fireplace with feature surround, open plan to dining room.

Dining Room

11'11" x 7'0" (3.65 x 2.14)

Window to rear aspect.

Cellar

10'0" x 9'10" (3.06 x 3.01)

Kitchen

7'11" x 10'0" (2.43 x 3.05)

Fitted with a range of wall and base level units with work surfaces over, sink and drainer unit with mixer tap over, fitted gas hob with extractor over, fitted electric oven, tiled splash backs, space for fridge/freezer, space for slimline dishwasher, space and plumbing for washing machine, space for tumble dryer, window to rear aspect, tiled flooring, opening to rear lobby.

Rear Lobby

Door to cloakroom, door to rear garden.

Cloakroom

Fitted with a two piece suite comprising low level W/C, wash hand basin, window to rear.

First Floor

Landing

Loft access, doors to all rooms.

Bedroom One

11'10" x 12'6" (3.63 x 3.83)

Window to rear aspect.

Bedroom Two

11'7" x 10'10" (3.55 x 3.32)

Bay window to front aspect.

Bedroom Three

8'1" x 6'11" (2.47 x 2.13)

Window to front aspect.

Bathroom

Fitted with a three piece suite comprising low level W/C, vanity unit with inset sink, panelled bath with fitted shower over, full height tiled splash backs, obscured window to rear aspect.

Externally**Front Garden**

Small courtyard garden with established shrubs, enclosed by dwarf brick walling, gated access.

Rear Garden

Laid to patio and lawn, access to garage, opening to gated carport.

Agents Notes

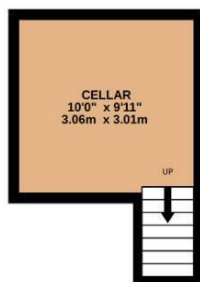
Local Authority: West Northamptonshire

Council Tax Band: C

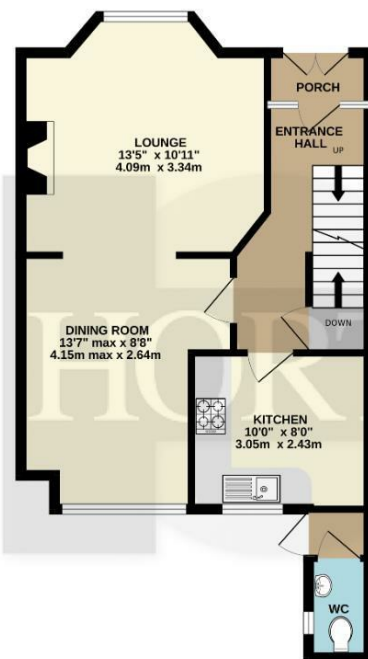




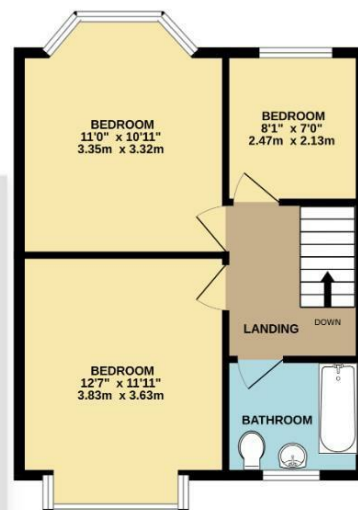
BASEMENT
115 sq.ft. (10.7 sq.m.) approx.



GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.




1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.

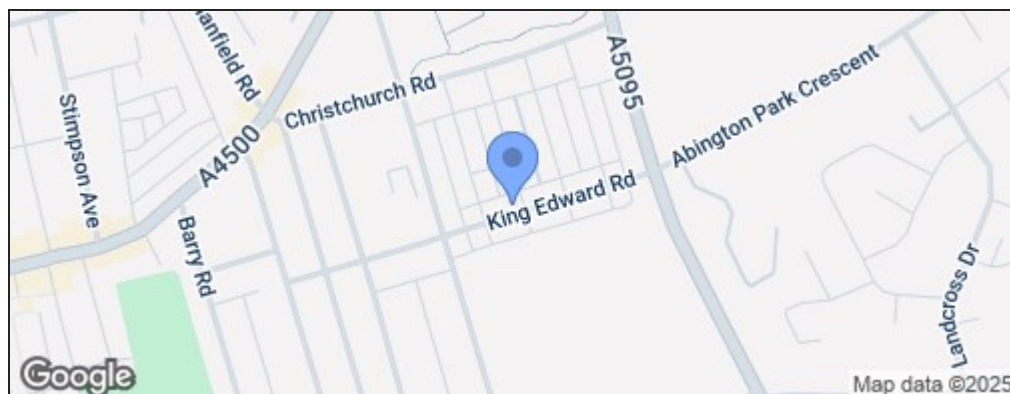


TOTAL FLOOR AREA : 1064 sq.ft. (98.9 sq.m.) approx.

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		83
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(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.