

**19 Burwood Road  
Abington  
NORTHAMPTON  
NN3 2LS**

**£305,000**



- SEMI DETACHED
- TWO RECEPTION ROOMS
- UPVC DOUBLE GLAZED
- CLOAKROOM
- OFF ROAD PARKING

- THREE BEDROOMS
- GARAGE
- GAS RADIATOR HEATING
- CONSERVATORY
- ENERGY EFFICIENCY RATING: TBC

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A mature three bedroom semi detached property situated in the popular Abington area of Northampton. The accommodation comprises entrance hall, lounge, dining room, kitchen, cloakroom, three bedrooms and bathroom. The property also benefits uPVC double glazing, gas radiator heating, conservatory, garage and gardens to front and rear.

## **Ground Floor**

### **Entrance Hall**

Stairs to first floor landing, under stairs storage cupboard, radiator, doors to;

### **Lounge**

12'7" x 13'3" into bay (3.84 x 4.05 into bay)

Feature fire place, television point, radiator, UPVC double glazed bay window to front,

### **Dining Room**

12'11" x 10'9" (3.94 x 3.30)

Radiator, UPVC double glazed patio doors to rear.

### **Conservatory**

7'6" x 7'5" (2.30 x 2.27)

UPVC constructed conservatory, doors out to garden.

### **Kitchen**

15'5" x 7'8" max (4.72 x 2.34 max)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing units with work tops above, tiling above work surfaces, eye level cupboards, laminated wooden flooring, built in electric hob and oven, plumbing for washing machine, UPVC double glazed windows to side and rear, UPVC double glazed door leading to rear garden.

### **Cloakroom**

Suite comprising low level W/C, hand wash basin.

## **First Floor**

### **Landing**

Access to loft, UPVC double glazed window to side, doors to;

### **Bedroom One**

11'9" x 13'2" into bay (3.60 x 4.02 into bay)

Radiator, UPVC double glazed bay window to front,.

### **Bedroom Two**

13'1" x 10'9" (4.00 x 3.28)

Radiator, UPVC double glazed to rear.

### **Bedroom Three**

8'10" x 6'11" (2.71 x 2.12)

Radiator, UPVC double glazed window to front.

### **Bathroom**

Suite comprising bath unit, hand wash basin, low level W/C, radiator, tiled splash areas, UPVC double glazed window to rear.

## **Externally**

**Front Garden**

Mainly laid to lawn with shrub bush, flower borders, tarmac drive way providing off road parking for two cars leading to garage.

**Garage**

Prefab garage, up and over door, power and light connected.

**Rear Garden**

Paved patio area leading to lawn, timber sheds, surrounded by timber fencing, timber side gate with access.









GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



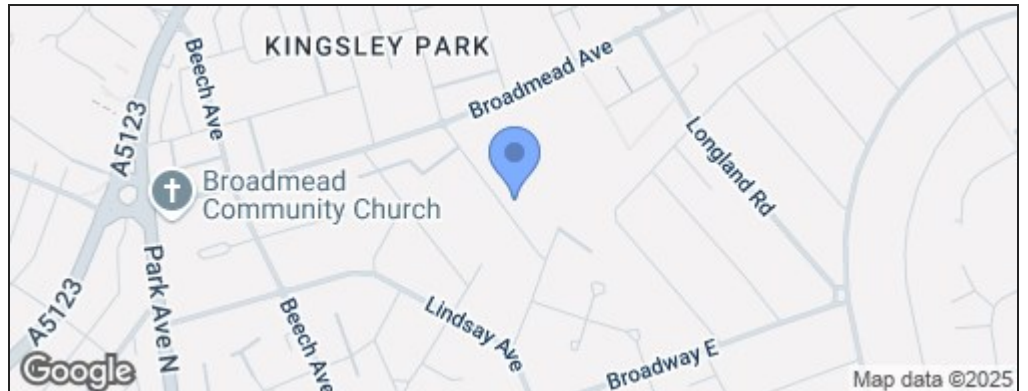
1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 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) <b>A</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>		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.