

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

£1,400 Per Month



- **AVAILABLE NOW**
- **NEW KITCHEN**
- **SEPARATE RECEPTION ROOMS**
- **ENERGY EFFICIENCY RATING: E**

- **FULLY REFURBISHED**
- **NEW BATHROOM AND CLOAKROOM**
- **CLOSE TO ABINGTON PARK**
- **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**** A beautifully refurbished home within a two minute walk of Abington Park. The refurbishment programme has included a new kitchen, bathroom, cloakroom, gas fired central heating boiler and radiators. The property has also been completely redecorated throughout with wood effect laminate flooring to the ground floor and carpets to the first floor. There is an enclosed garden to the rear with gated pedestrian access. A must view!!
****Unfurnished, sorry no pets****

Ground Floor

Entrance Porch

Entry through partly glazed hardwood door, tiled floor, fully glazed door into entrance hall.

Entrance Hall

Radiator, laminate flooring, stairs rising to first floor landing, under stairs storage cupboard.

Lounge

12'3" x 11'9" (3.75 x 3.60)

Book shelving to side of chimney breast, laminate flooring, dado rail, picture rail, double panel radiator, box bay window to front elevation.

Kitchen

10'2" x 9'10" (3.1 x 3)

Refitted in base and wall mounted cupboards with round edge work surfaces, space for tall standing fridge/freezer, built in single electric oven, inset electric hob with extractor over, one and half bowl stainless steel sink unit, spotlights to ceiling, laminate flooring, window to rear elevation.

Dining Room

11'11" x 9'2" (3.65 x 2.8)

Laminate flooring, double panel radiator, French doors to rear garden.

Utility Room

Plumbing for washing machine, radiator, gas fired central heating boiler, partly glazed UPVC door to rear garden, archway to downstairs cloakroom.

Cloakroom

Close coupled W/C, pedestal wash hand basin, tiled splash back, window to side aspect.

First Floor

Landing

Doors off to all bedrooms and bathroom.

Bedroom One

15'8" x 11'8" (4.8 x 3.58)

Large master bedroom with cupboard, recesses to side of chimney breast, box bay window and diamond shaped window to front elevation, double panel radiator.

Bedroom Two

10'2" x 10'0" (3.11 x 3.05)

Built in cupboard, double panel radiator, window to rear elevation.

Bedroom Three

11'9" x 9'2" (3.6 x 2.81)

Double panel radiator, window overlooking rear garden.

Bathroom

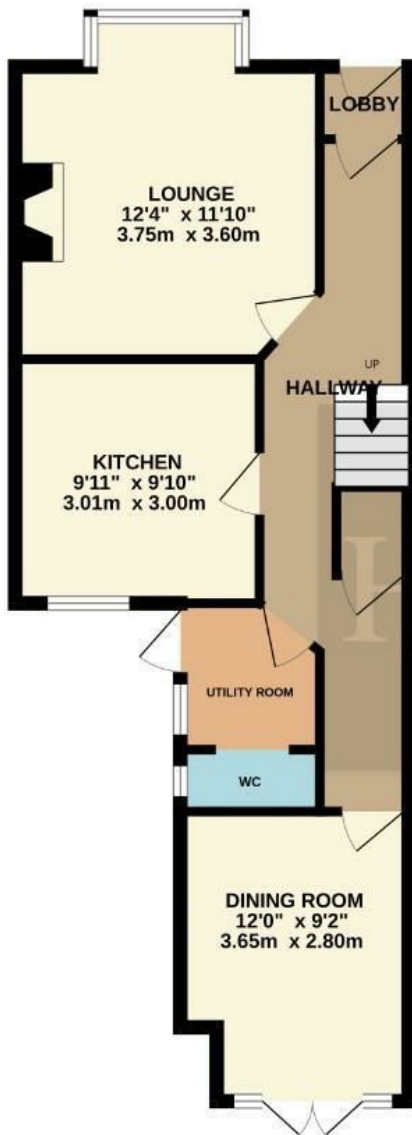
Refitted white suite of panel bath with mixer shower and screen, pedestal wash hand basin with tiled splash backs, close coupled W/C, double panel radiator, vanity cupboard with mirror and light, frosted window to side elevation.

Externally**Rear Garden**

Block paved patio area onto pebbled area . The rear garden is fully enclosed by two brick retaining walls to the side, tall brick retaining wall to the rear, gated rear pedestrian access.



GROUND FLOOR



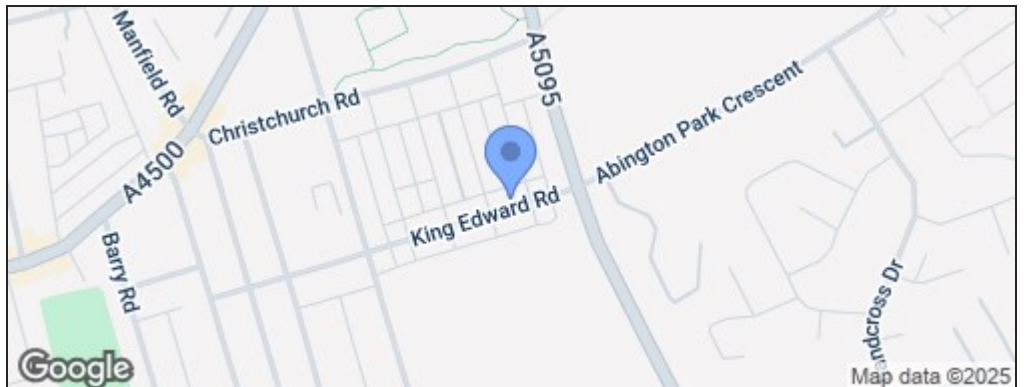
1ST FLOOR



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) A		
(81-91) B		
(69-80) C		
(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		



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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.