

**122 Cedar Road East
Abington
NORTHAMPTON
NN3 2JF**

Offers In Excess Of



- **THREE BEDROOM**
- **VICTORIAN**
- **CELLAR**
- **GAS TO RADIATOR CENTRAL HEATING**
- **NO CHAIN**

- **MID TERRACE**
- **DOWNSTAIRS SHOWER ROOM**
- **UPVC DOUBLE GLAZING**
- **OUTSIDE HOME OFFICE/GAMES ROOM**
- **ENERGY EFFICIENCY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A Victorian, single bay front, three bedroom mid terrace property situated close to Abington Park and Northampton Town Centre. The accommodation comprises in brief: entrance hall, open plan lounge/dining room, kitchen/breakfast room, shower room and cellar entrance to the ground floor. The first floor comprises of three bedrooms and family bathroom. Additional benefits include UPVC double glazing, gas to radiator central heating, outside building for home office and front and rear gardens.

Ground Floor

Entrance Hall

Radiator, stairs leading to first floor landing, door to:

Lounge/Dining Room

24'10" x 11'6" (7.57 x 3.51)

Feature fireplace, radiators, UPVC double glazed bay window to front, UPVC double glazed window to rear, door to:

Kitchen/Breakfast Room

Refitted kitchen comprising Belfast sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, fitted dishwasher and washing machine, built in electric hob with extractor fan above, electric double oven, tiled flooring, UPVC double glazed window to side, radiator, door to:

Rear Lobby

Tiled flooring, UPVC double glazed window out to garden, door to:

Shower Room

Suite comprising tiled shower cubicle with shower unit above, hand wash basin, low level W/C, fully tiled walls and floor, radiator, UPVC double glazed window to side.

Cellar

Power and light connected.

First Floor

Landing

Built in cupboard, radiator, doors to:

Bedroom One

15'3" x 11'1" (4.67 x 3.40)

Radiator, fitted wardrobe, two UPVC double glazed windows to front.

Bedroom Two

11'1" x 9'6" (3.40 x 2.91)

Radiator, UPVC double glazed window to rear.

Bedroom Three

8'10" x 8'0" (2.71 x 2.44)

Wall radiator, UPVC double glazed window to rear.

Bathroom

Suite comprising bath unit, hand wash basin, low level W/C, tiled splash areas, UPVC double glazed window to side, radiator, built in cupboard housing boiler.

Externally

Front Garden

Surrounded by brick built dwarf wall, metal gate leading to front door, mainly paved.

Rear Garden

Paved patio area leading to artificial lawn area, rear timber gated access.

Home Office

15'5" x 9'8" (4.71 x 2.97)

UPVC double windows and French doors to front, power and lighting connected.

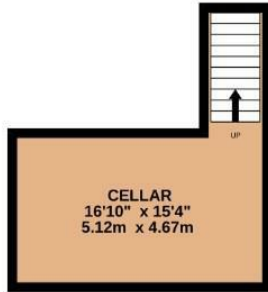
Agents Notes

Council Tax Band: C





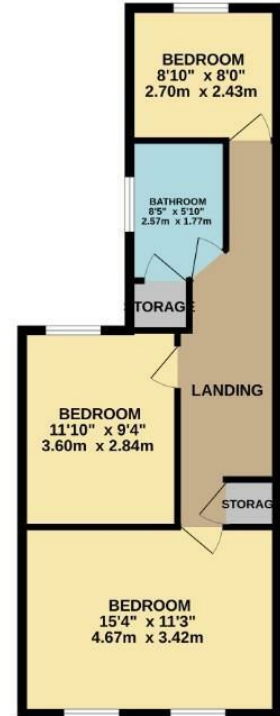
BASEMENT
170 sq.ft. (15.8 sq.m.) approx.



GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



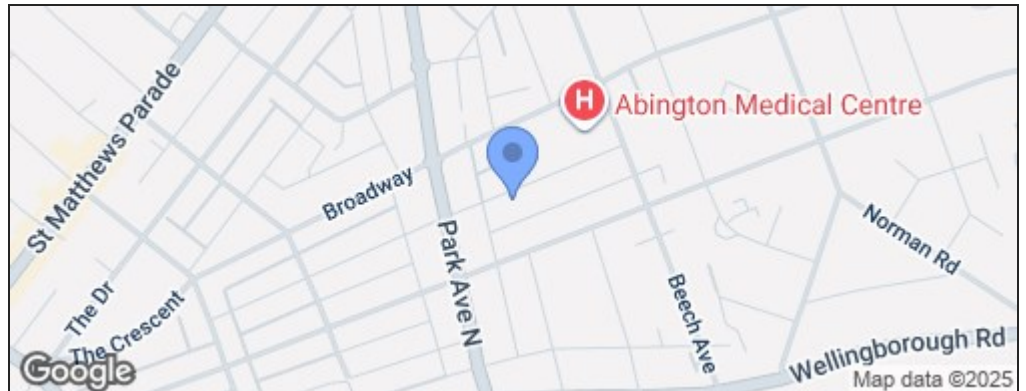
TOTAL FLOOR AREA: 1278 sq.ft. (118.7 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	80
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.