

**93 Upper Thrift Street
Abington
NORTHAMPTON
NN1 5HR**

£1,150 Per Month



- AVAILABLE NOW
- FULLY REFURBISHED
- NEW BATHROOM
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING: D

- TWO BEDROOMS
- NEW KITCHEN
- RADIATOR HEATING
- LONG REAR GARDEN
- COUNCIL TAX BAND: A

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PERSONAL • PROFESSIONAL • PROACTIVE

****Available Now**** A fully refurbished, two bedroom, terraced home with extended kitchen/breakfast room. The property benefits from a new kitchen, new bathroom, new heating, new flooring and UPVC double glazing. Located only a short walk from Northampton Town Centre and the Northampton General Hospital. ****Unfurnished, sorry no pets****

Ground Floor

Entrance Hall

Entry through hardwood partly glazed door with frosted window over, laminate flooring, single radiator, stairs rising to first floor.

Lounge/ Dining Room

22'4" x 10'8" (6.82 x 3.27)

Carpet to lounge area and laminate flooring to dining area, two double panel radiators, full height cupboard to side of chimney breast, windows to front and rear elevations.

Kitchen/ Breakfast Room

17'10" x 6'11" (5.46 x 2.11)

Refitted and offering base and wall cupboards, worksurface space, built in electric oven, inset electric hob with extractor fan over, half tiling to walls, inset single drainer stainless steel sink unit, plumbing for washing machine, space for tall standing fridge freezer, breakfast bar area, gas fired combi boiler serving domestic hot water and heating, sunken spotlights to ceiling, door to cellar, double panel radiator, two windows to the side elevation, window to the rear elevation, partly glazed UPVC door to rear garden.

Cellar

13'10" x 10'6" (4.24 x 3.22)

Single cellar with storage cupboard.

First Floor

Landing

Access to loft area, head of stairs storage cupboard with slatted linen shelving.

Bedroom One

14'2" x 11'0" (4.32 x 3.37)

Single wardrobe to side of chimney breast, radiator, window to front elevation.

Bedroom Two

11'1" x 8'8" (3.38 x 2.65)

Recesses to side chimney breast, radiator, window overlooking rear garden.

Bathroom

Refitted three-piece bathroom comprising of wash hand basin with vanity cupboard beneath, panel bath with mixer shower and screen, close-coupled WC, half-height tiling to walls, laminate flooring, radiator, frosted window to rear elevation.

Externally

Rear Garden

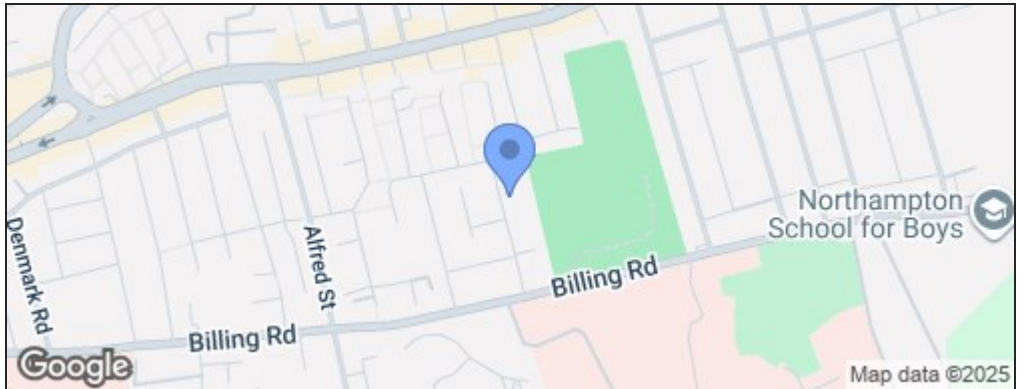
Paved area with steps down to a further patio area. The rear garden is enclosed by a mixture of medium height brick retaining walls and medium height fencing. Further tall fencing and gate to the rear of the garden leading to a small enclosed area. Outside cold water tap.





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		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.