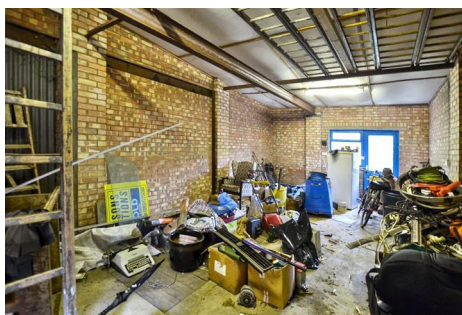


**120 Upper Thrift Street  
Abington  
NORTHAMPTON  
NN1 5HR**

**Guide Price £150,000**



- NO ONWARD CHAIN
- IN NEED OF REFURBISHMENT
- LARGE DOUBLE GARAGE / WORKSHOP
- REAR GARDEN

- SOLD BY INFORMAL TENDER
- THREE BEDROOMS
- CELLAR
- ENERGY RATING: TBC

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



PERSONAL • PROFESSIONAL • PROACTIVE

**\*\* Cash Buyers Only - Informal Tender:** All offers to be received by midday on Thursday 13th November. \*\*

Offered with no onward chain and requiring full refurbishment. The accommodation comprises an entrance hall, lounge, dining room, kitchen with access to a cellar, and a bathroom to the ground floor and three bedrooms to the first. Outside there is an enclosed rear garden and a large garage/workshop with rear access.

## **Ground Floor**

### **Entrance Hall**

Enter via timber door, stairs rising to first floor, doors leading to lounge and dining room.

### **Lounge**

10'0" x 10'9" (3.07 x 3.30)

Window to front aspect.

### **Dining Room**

11'0" x 11'1" (3.37 x 3.39)

Built in cupboards, window to rear aspect, door to kitchen.

### **Kitchen**

10'6" x 6'7" (3.22 x 2.01)

Door leading to rear garden, door to cellar, window to side aspect, door to bathroom.

### **Cellar**

13'5" x 9'3" (4.11 x 2.84)

### **Bathroom**

5'6" x 5'7" (1.7 x 1.72)

Dual aspect windows to side and rear.

## **First Floor**

### **Landing**

Storage cupboard with loft access, doors to all rooms.

### **Bedroom One**

14'0" x 9'11" (4.28 x 3.04)

Window to front aspect.

### **Bedroom Two**

7'9" x 8'8" (2.38 x 2.65)

Window to rear aspect.

### **Bedroom Three**

10'7" x 6'7" (3.23 x 2.01)

Dual aspect windows to side and rear.

## **Externally**

### **Rear Garden**

Enclosed rear garden, access to garage/work shop.

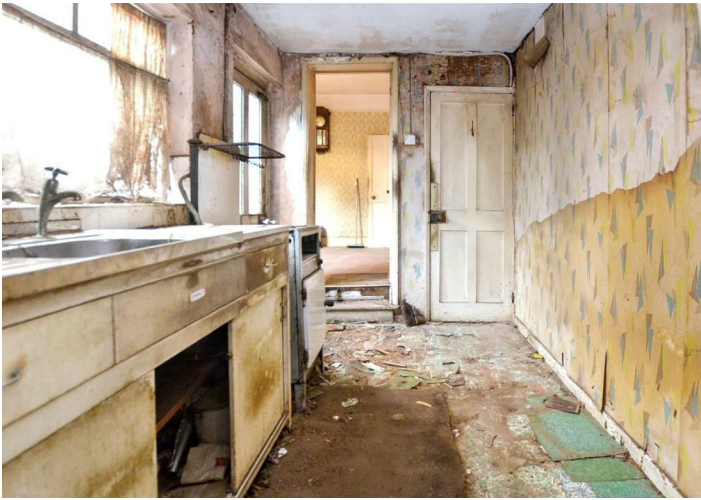
**Garage/Work Shop**

27'2" x 14'3" (8.30 x 4.35)

Window to rear aspect.

**Agents Notes**

Council Tax Band: A

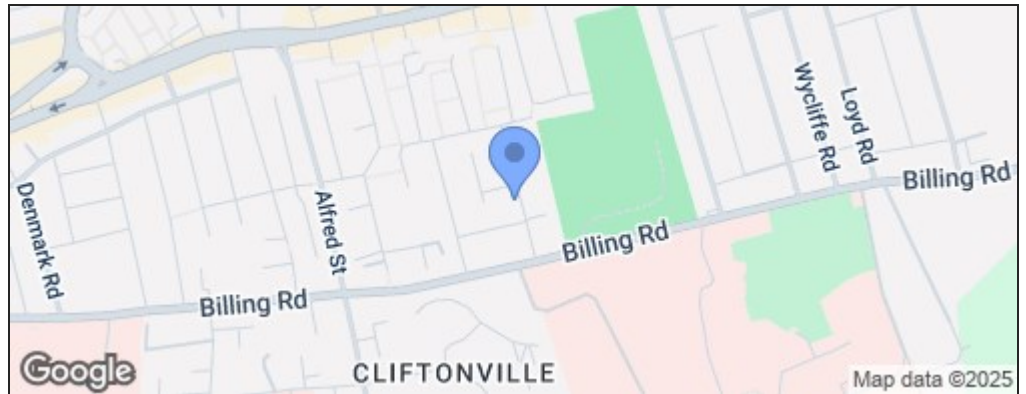






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2025

| 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.