

**35 Purser Road
Abington
NORTHAMPTON
NN1 4PG**

£1,100 Per Month



- **AVAILABLE NOW**
- **KITCHEN WITH APPLIANCES**
- **USEABLE CELLAR**
- **UPVC DOUBLE GLAZING**
- **TWO BEDROOMS**
- **FOUR PIECE BATHROOM**
- **TAX BAND: B**
- **ENERGY EFFICIENCY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Available Now**** Situated in the heart of Abington is this two bedroom mid terrace property boasting many original features. The property offers two double bedrooms, a four piece family bathroom, a downstairs W/C, lounge, dining room, kitchen with an electric cooker, electric hob and extractor fan, integrated dishwasher, separate utility room with plumbing for washing machine as well as surface space. The garden is fully enclosed with wooden decking and pebbled seating areas. **** Sorry no pets, unfurnished****

Entrance

Entrance through hardwood door with frosted window over, laminate floor and stairs rising to first floor.

Lounge/Dining Room

22'3" x 11'3" max (6.8 x 3.45 max)

Lounge

Feature fire place in tile and hard wood surround, recesses to side of chimney breast. sunken spotlights to ceiling, radiator and bay window to front elevation.

Dining Room

Feature iron fire place, laminate flooring, radiator, shelving to side of chimney breast and UPVC French doors to rear garden.

Kitchen

10'2" x 8'2" (3.1 x 2.5)

Fitted in modern wall and base mounted cupboards with work surface space, inset single drainer stainless steel sink, built in single electric oven, inset gas hob with stainless steel extractor fan over, integrated dish washer, sunken spotlight to ceiling, radiator, laminate flooring and window to side elevation.

Utility Room

8'0" x 8'0" max (2.45 x 2.45 max)

Work surface space with inset bowl sink with cupboard under, plumbing for washing machine, heated chrome towel rail, laminate flooring, frosted window to side elevation, standard window to rear elevation.

Downstairs W/C

W/C with enclosed cistern, radiator, extractor fan.

Cellar

11'10" x 10'1" (3.61 x 3.08)

Usable cellar with radiator, laminate flooring, storage cupboards and sunken spotlights.

First Floor Landing

Head of stairs storage cupboard with shelving.

Bedroom One

14'2" x 10'4" (4.32 x 3.17)

Feature iron fireplace with recess to either side of chimney place, radiator and two windows to the front elevation.

Bedroom Two

11'4" x 8'8" max (3.47 x 2.65 max)

Original cupboard to side of chimney breast with drawer under, radiator and window to rear elevation.

Bathroom

10'8" x 8'3" (3.26 x 2.52)

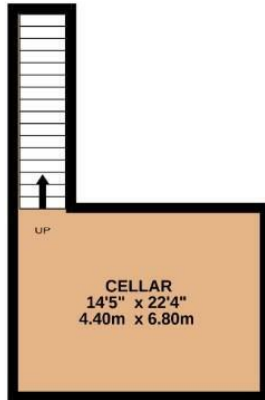
Modern fitted three piece bathroom offering sunken bath in tile surround, double shower cubicle, pedestal wash hand basin with splash back tiling and closed couple W/C. Further tiling to splash areas, heated chrome towel rail and sunken spotlights to ceiling and frosted window to rear elevation.

Rear Garden

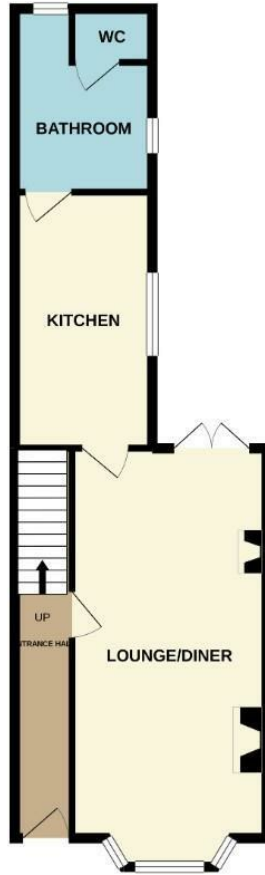
Large decking area onto pebble area. The rear garden is fully enclosed by brick retaining wall and timber panelled fencing.



BASEMENT
196 sq.ft. (18.2 sq.m.) approx.



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.