

**21 Ivy Road  
Abington  
NORTHAMPTON  
NN1 4QS**

**£270,000**



- **STYLISH VICTORIAN TERRACE**
- **OPEN KITCHEN/BREAKFAST ROOM**
- **GAS TO RADIATOR HEATING**
- **THROUGH HALLWAY AND CELLAR**

- **THREE GENEROUS BEDROOMS**
- **DOUBLE GLAZING**
- **LONG WESTERLY FACING GARDEN**
- **ENERGY PERFORMANCE RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A stylish, well presented and deceptively spacious, Victorian, bay fronted terraced home, situated in the heart of Abington. Having been lovingly maintained and tastefully updated throughout, the accommodation comprises: an entrance hall from the front through to the kitchen, an open plan lounge dining room, orangery/garden room, modern kitchen/breakfast room and a utility on the ground floor. To the first floor there are three generously sized bedrooms and a refitted family bathroom. In the basement there is a large cellar with power and light connected and to the rear, a generous garden faces in a westerly direction, enjoying afternoon and evening sunshine. The property has been sympathetically updated to retain some of the original Victorian features, blended with modern benefits including gas fired radiator heating and double glazing. One of only two properties of this specific design, in a particularly popular road near to the Town centre, the property is within easy access of local shops, parks and amenities, and offers potential for further extension into the loft space (subject to planning) at a later date if required.

## **Ground Floor**

### **Entrance Hall**

Entered via a part stained glass panelled door under a storm porch with an original tiled threshold, radiator, stairs rising to the first floor landing, original Victorian coving, doors and steps leading down to the cellar, panelled doors to:

### **Lounge/Dining Room**

23'9" x 10'9" (7.26 x 3.30)

#### **Lounge**

Double glazed bay window to the front elevation, radiator, television point, feature fireplace with a working open hearth, original Victorian coving, open to:

#### **Dining Room**

Door and windows to the orangery/garden room, space for a dining table and chairs, coving, radiator.

### **Orangery/Garden Room**

6'0" x 6'0" (1.85 x 1.85)

French doors to the rear garden, double glazed skylight/lantern window, power and light connected, tiled flooring.

### **Kitchen/Breakfast Room**

17'1" x 7'10" (5.23 x 2.41)

Refitted with a stylish and modern range of wall and base level units with solid timber work surfaces over, extending into a peninsula breakfast bar, inset stainless steel sink drainer unit with a mixer tap over, integrated appliances including: an electric induction hob with an extractor hood over, double electric oven, integrated fridge/freezer and a built-in dish washer, two double glazed windows to the side elevation, radiator, tiled flooring, door to the rear lobby.

#### **Lobby**

Door to the rear garden, tiled flooring, open to:

#### **Utility**

Space and plumbing for an automatic washing machine, window to the rear garden.

## **First Floor**

**Landing**

Panelled doors to the first floor rooms, loft access hatch, airing cupboard housing a hot water tank.

**Bedroom One**

14'2" x 11'9" (4.32 x 3.60)

Double glazed windows to the front elevation, radiator, original Victorian coving.

**Bedroom Two**

11'10" x 8'7" (3.62 x 2.64)

Double glazed window to the rear elevation, radiator.

**Bedroom Three**

7'8" x 7'8" (2.34 x 2.34)

Double glazed window to the rear elevation, radiator.

**Bathroom**

Refitted with a stylish modern white suite comprising: a panelled bath with a shower and screen over, vanity unit housing a wash basin and a low level W.C., tiled walls to splash back areas, tiled flooring, double glazed window to the side elevation, chromed heated towel rail, extractor fan.

**Cellar**

14'2" x 11'9" (4.32 x 3.60)

Power and light connected, fuse box.

**Externally****Rear Garden**

Wall and fence enclosed, westerly facing, laid mainly to lawn with a raised patio area and sun terrace, brick built barbecue, well stocked borders to the sides with various maturing shrubs, further bark chipped area with a raised cultivated bed enclosed by sleepers, space for a garden shed.

**Agents Notes**

Council Tax Band: B

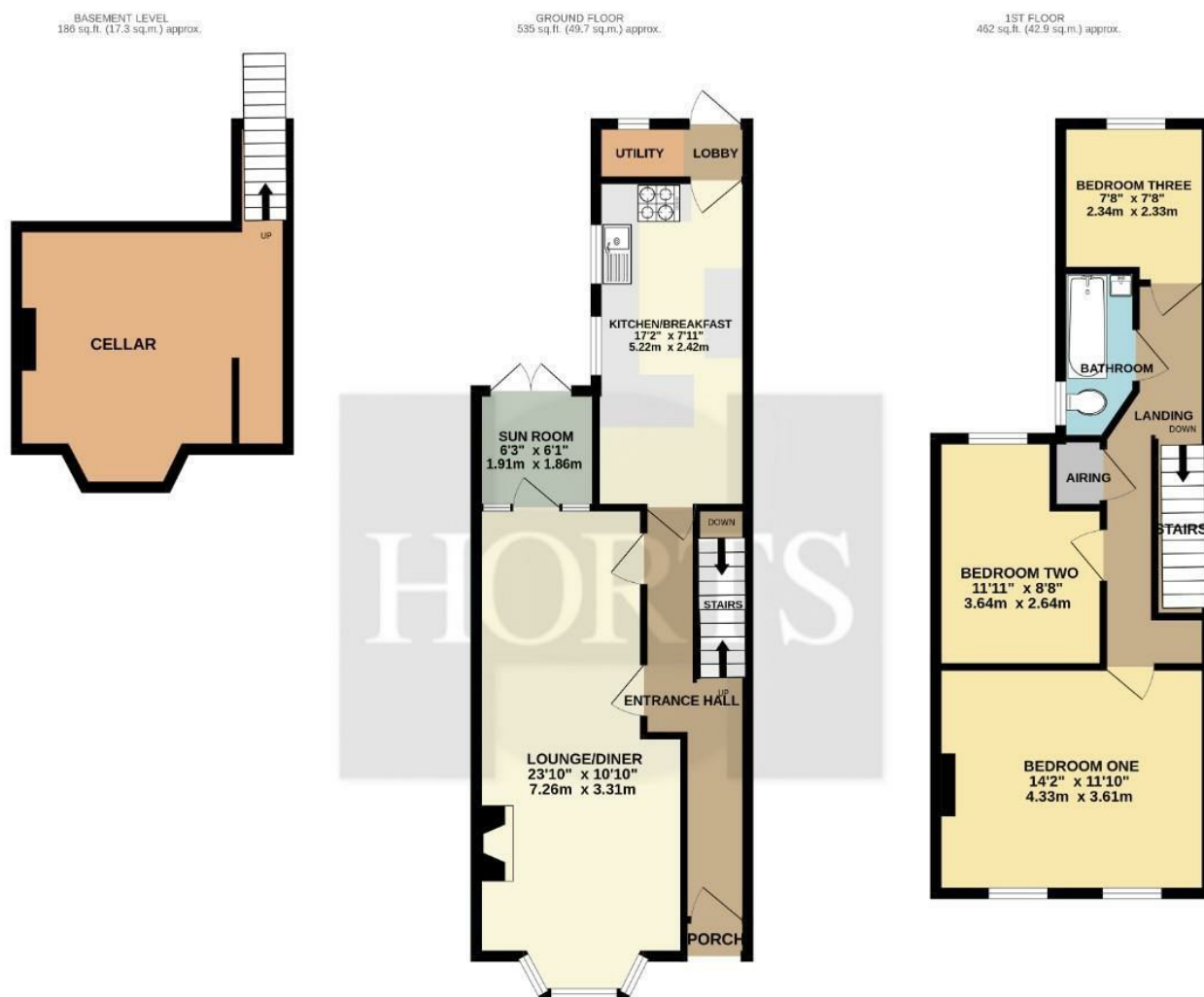








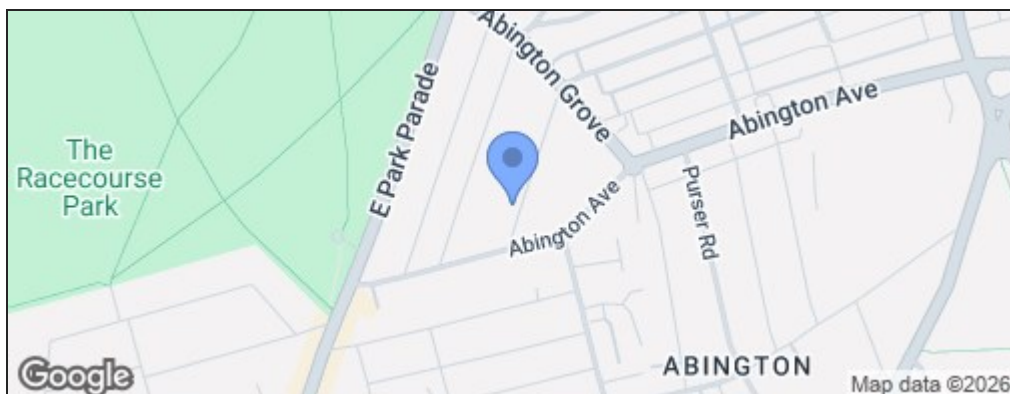




TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.

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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.