

40. Collingwood Road  
Abington  
Northampton  
NN1 4RL

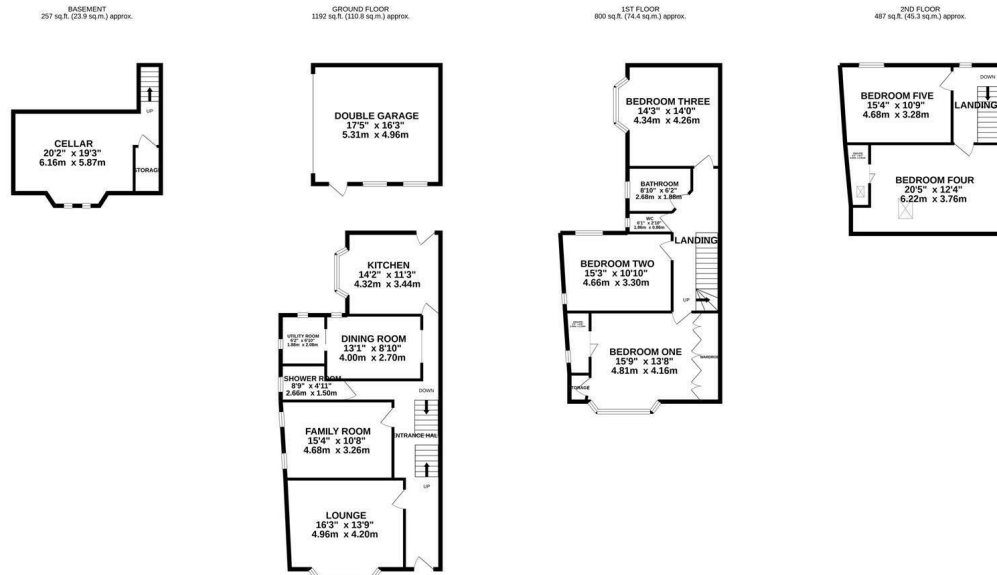
£490,000



OSCAR JAMES

...expect excellence

# FLOOR PLANS



TOTAL FLOOR AREA: 2737 sq ft. (254.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 ©2021



## AT A GLANCE...



Three Reception Rooms



Modern Kitchen



Five Bedrooms



Refitted Bathroom & Ensuite



Block paved rear garden



Double garage & off road parking



# WHAT'S GREAT?

PLEASE SEE OUR VIDEO TOUR BELOW

Oscar James are delighted to offer this incredible five bedroom Victorian end-terrace, situated in the highly desirable Abington area. This family home spans across approx. 2737 sq. ft offering extensive accommodation over four storeys. This home's close proximity to both Abington Park and the Racecourse makes this an ideal location to enjoy scenic walks.

The ground floor accommodation comprises the entrance hall with access to converted cellar, lounge with beautiful bay window, family room, shower room, separate dining room with access to a the utility room and a modern fitted kitchen with access to the rear garden.

The cellar has been converted with all necessary regulations to be classed as an additional bedroom.

On the first floor you will find three large bedrooms, the master with built-in storage as well

as en-suite, the family bathroom and W.C.

An additional two bedrooms can be found on the second floor, along with an additional en-suite.

The current owners have taken exceptional care in renovating this home from top to bottom, replacing everything from the electrics, retiling the roof, installing Velux windows, plastering, replacing pipework, converting the cellar and even updating internal cosmetics.

Externally this home benefits from a double garage with light, power and electric roller door, off-road parking for two vehicles and a block-paved rear garden with gated side-access.

This fantastic family home must be viewed to appreciate everything on offer, so please contact Oscar James Northampton today

...expect excellence



# SELLER'S SECRET

We have spent a large amount of time renovating our home, from converting the cellar, replacing pipework, installing new electrics, retiling the roof, adding Velux windows and a whole lots of internal cosmetics, we have left no stone unturned and are extremely happy with the outcome.



## Why we like it....

This is an incredible opportunity to purchase a home which is offered in fantastic condition, the current owners have spared no expense in renovating their home. It is extremely rare to find a home in which so many internal and external elements have been replaced and upgraded.

To buy or not to buy....

# OSCAR JAMES

336 Wellingborough Road | Northampton |  
NN1 4ES  
01604 622722  
[www.oscar-james.com](http://www.oscar-james.com)

---

---

---

---

---