



2 Broadway, Abington, Northampton, NN1 4SF
£375,000 Freehold

A versatile five bedroom Victorian terrace set over four floors. The property is one of the original houses built on Broadway and is located in the sought after area of Abington. The property boasts ample living accommodation with plenty of period features. The accommodation comprises; entrance hall, lounge, dining room, study, utility room, WC and kitchen/breakfast room. The first and second floor provide five double bedrooms and a family bathroom. Further benefits include an enclosed rear garden where there is room for off road parking, gas central heating and a cellar. EPC: TBC. Council Tax Band: D. Call 01604 231111.

Five Bedrooms | Versatile Living Accommodation | Study | WC & Bathroom | Dining Room | Off Road Parking Via Gated Access

modern marketing · traditional values

ENTRANCE PORCH

Entrance via solid oak door. Tiled floor.

ENTRANCE HALL

Entrance via a wooden door with a stained glass window. Tiled floor. Radiator. Stairs rising to first floor landing. Doors leading to:

LOUNGE 4.14m x 4.22m (13'7 x 13'10)

uPVC double glazed window to front elevation. Original working open fireplace. Coving to ceiling. Radiator. Opening to:

DINING ROOM 3.45m x 3.78m (11'4 x 12'5)

uPVC double glazed window to utility space. Door to hallway.

KITCHEN/BREAKFAST ROOM 3.76m x 3.66m (12'4 x 12)

uPVC double glazed window to rear elevation. Glazed door leading to garden. Range of wall and base level units with work top surfaces over. Space for a range cooker with extractor over. Sink and drainer with hot and cold tap. Central island with storage underneath. Space for dishwasher. Original feature fireplace for decorative purposes. Storage cupboard housing an Ideal boiler. Coving to ceiling and picture rails.

STUDY 2.72m x 3.20m (8'11 x 10'6)

Glazed window looking into utility space. Radiator. Picture rails. Stable door to utility room.

UTILITY ROOM 2.06m x 6.96m (6'9 x 22'10)

Obscured glazed door leading into rear garden. Velux windows to ceiling. Radiator. Space for washing machine. Stainless steel sink and drainer with hot and cold tap. Storage cupboard.

WC

uPVC frosted double glazed window to rear elevation. Radiator. Low level flush WC. Porcelain hand wash basin with hot and cold tap. Green tiled splash back.

CELLAR

Power and light connected.

FIRST FLOOR LANDING

Doors leading to:

BEDROOM ONE 5.69m x 3.76m (18'8 x 12'4)

uPVC double glazed window to front elevation. Radiator. Coving to ceiling. Picture rail. Original feature fireplace. Storage cupboard.

BEDROOM TWO 4.22m x 3.78m (13'10 x 12'5)

uPVC double glazed window to rear elevation. Radiator. Coving to ceiling. Picture rail. Original feature fireplace. Storage cupboard.

BEDROOM THREE 3.66m x 4.34m (12 x 14'3)

uPVC double glazed window to rear elevation. Radiator. Original feature fireplace.

BATHROOM 1.96m x 2.59m (6'5 x 8'6)

uPVC frosted double glazed window to rear elevation. Radiator. Three piece suite comprising panelled bath with shower over, low level flush WC and wash hand basin with hot and cold tap. Tiled splash back.

SECOND FLOOR LANDING

Doors leading to:

BEDROOM FOUR 5.69m x 3.76m (18'8 x 12'4)

uPVC double glazed window to rear elevation. Radiator. Original feature fireplace.

BEDROOM FIVE 3.66m x 3.73m (12 x 12'3)

uPVC double glazed window to front elevation. Radiator. Original feature fireplace. Picture rail.

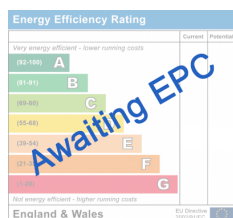
OUTSIDE

REAR GARDEN

Enclosed rear garden. Very well presented by the current owners. Patio area perfect for outside dining. Small lawned area with mature shrub borders. Wooden gates leading to gated service road.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

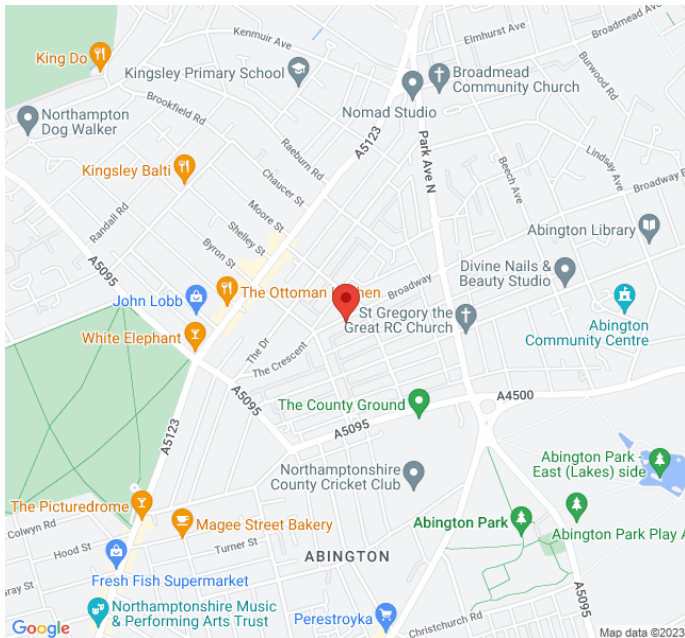


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 222.7 sq. metres (2396.9 sq. feet)



LOCAL AREA INFORMATION

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars, eateries and the Racecourse, as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1 mile away on the Kettering Road, or 1.5 miles away at either Weston Favell Shopping centre or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the M1, A45, A43, A508 and A428 and in turn link to the A14.

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