



**33 Alexandra Road, Abington, Northampton, NN1 5QP**  
**Offers Over £200,000 Freehold**

An immaculate two bedroom Victorian terrace set in a fantastic location, close to Northampton General Hospital and Northampton School For Boys. The property has been very well maintained over the years by the current owner. The accommodation comprises open plan lounge/dining room, inner hallway with staircase to first floor, extended kitchen and cellar. To the first floor are two double bedrooms and a good size bathroom with corner bath. Further benefits include a modern boiler, uPVC double glazed windows and an enclosed rear garden. Please call 01604 231111. EPC Rating: D. Council Tax Band: A

**Two Double Bedrooms | Close To Northampton General Hospital & Northampton School For Boys | Modern Boiler | Large Bathroom | Extended Kitchen | Close To Local Amenities**

**modern marketing · traditional values**

### LOUNGE AREA 3.20m x 4.32m (10'6 x 14'2)

Wooden entrance door. Door to staircase leading to first floor landing. uPVC double glazed window to front elevation. Cast iron radiator. Fireplace with slate surround and wooden mantel. TV point. Spotlights.

### DINING AREA 3.35m x 3.66m (11'0 x 12'0)

uPVC double glazed door to rear elevation. Cast iron radiator. Door to:

### KITCHEN 3.51m x 2.26m (11'6 x 7'5)

uPVC double glazed window to side elevation. Door to extension. Wall and base units with work surfaces over. Feature fireplace. Sink with mixer tap over. Built in oven, hob and extractor. Plumbing for washing machine and space for tumble dryer. Radiator. Door to extension providing storage and room for fridge/freezer.

### CELLAR

Power and light.

### FIRST FLOOR LANDING

Access to loft space via drop down ladder. Doors to:

### BEDROOM ONE 3.20m x 4.32m (10'6 x 14'2)

uPVC double glazed window to front elevation. Radiator. Storage cupboard. Picture rails.

### BEDROOM TWO 3.66m x 2.59m (12'0 x 8'6)

uPVC double glazed window to rear elevation. Radiator.

### BATHROOM 3.61m x 2.16m (11'10 x 7'1)

uPVC double glazed obscure window to rear elevation. Radiator and towel rail. Suite comprising corner bath, low level WC and wash hand basin. Ideal combination boiler.

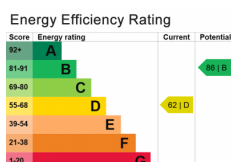
### OUTSIDE

#### REAR GARDEN

Mainly decked, perfect for entertaining. Raised beds with shrubs and bushes. Enclosed by timber fencing and brick wall.

#### 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. 81.2 sq. metres (873.8 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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