



135 Abington Avenue, Abington, Northampton, NN1 4QB
£425,000 Freehold

A unique opportunity to acquire this double fronted, contemporary living property, where the current owners have kept some of the original features including refurbished flooring, double entrance doors, coving and picture rails. The property has been upgraded to include the installation of a downstairs WC, nicely decorated and a landscaped rear garden. The accommodation comprises entrance hall which opens up onto the dining area, bay fronted lounge, kitchen / breakfast room which then flows into the family room. The first floor provides four bedrooms which have 10ft ceilings and a family bathroom. The outside areas provide a double width, landscaped garden with access to the rear, and well maintained front garden. EPC Rating D. Council Tax Band E.

**Immaculate Condition | Period Property | Modern Heating System | Great Location |
Landscaped Garden | Double Fronted**

modern marketing · traditional values

ENTRANCE PORCH

Entrance via double wooden doors. Modern floor tiles. Cupboard housing the consumer unit.

ENTRANCE HALL / DINING AREA 2.97m x 4.39m (9'9 x 14'5)

Exposed floorboards. Radiator. Feature fireplace. Storage cabinets. Window to front elevation. Staircase rising to first floor landing. Doors to:

LOUNGE 4.22m x 3.84m (13'10 x 12'7)

Bay window to front elevation. Window to front elevation. Radiator. Working fireplace with tiled surround and wooden mantel. Coving.

FAMILY ROOM 4.32m x 3.84m (14'2 x 12'7)

Bay window to rear elevation with seated storage below. Feature fireplace. Picture rails. Access to kitchen.

WC

Low level WC and wash hand basin. Tiling to splash back areas. Amtico flooring.

KITCHEN/BREAKFAST ROOM 5.56m x 4.72m (18'3 x 15'6)

Wooden double glazed door to rear elevation. Radiator. Wall and base units with work surfaces over. Porcelain sink and drainer with mixer tap. Space for washing machine, dishwasher, fridge/freezer, dishwasher, oven and built in wine cooler. High ceilings. Beams. Cupboard housing combination boiler.

FIRST FLOOR LANDING

Split level landing with stairs either side and doors to:

BEDROOM ONE 4.11m x 4.17m (13'6 x 13'8)

Bay window to front elevation. Radiator. High ceilings. Picture rail.

BEDROOM TWO 4.42m x 4.39m (14'6 x 14'5)

Window to front elevation. Radiator. High ceilings. Picture rail.

BEDROOM THREE 3.81m x 3.81m (12'6 x 12'6)

Large bay window to rear elevation with seat below. Radiator.

BEDROOM FOUR 3.81m x 2.74m (12'6 x 9'0)

Window to rear elevation. Radiator. Storage cupboard.

BATHROOM

Two windows to rear elevation. Radiator. Suite comprising low level WC, wash hand basin and panelled bath with shower over. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

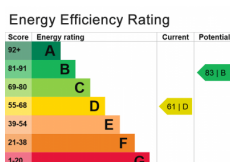
A good size front garden with slated areas. Shrubs and bushes. Block paved pathway to front entrance.

REAR GARDEN

Landscaped garden with ample space for entertaining. Limestone slabs. Artificial lawn and Limestone tiled area. Pathway to rear gate providing access to rear service road. Sleeper borders. Shrubs and bushes. Shed.

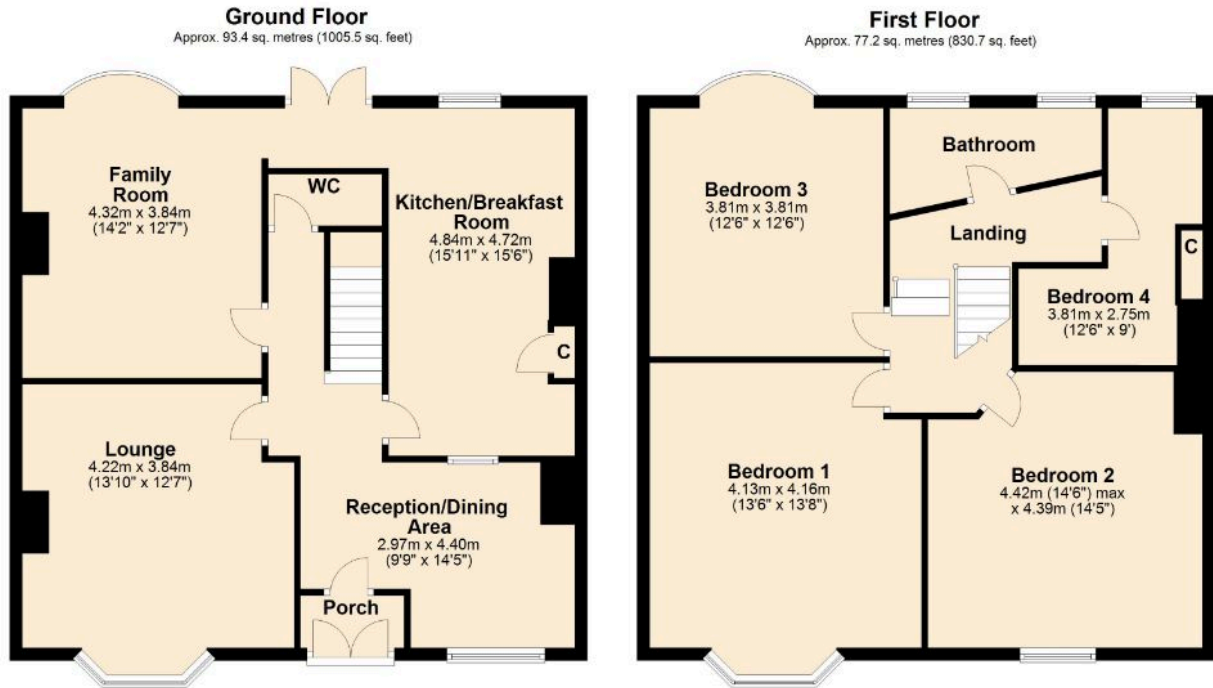
DRAFT DETAILS

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. 170.6 sq. metres (1836.2 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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