



**24 Manfield Road, Abington, Northampton, NN1 4NN**  
**£212,500 Freehold**

An immaculately presented two bedroom and converted cellar/bedroom three Victorian terrace located in a great location in the heart of Abington close local bars, shops, restaurants and Abington Park. The accommodation comprises entrance hall, open plan lounge/dining room, access to cellar which has been converted and can be used as a further bedroom or study, kitchen and small utility cupboard. The first floor provides two double bedrooms and a modern four piece bathroom. Further benefits include a good size low maintenance garden and a modern combination boiler. Please call 01604 231111. EPC Rating: D. Council Tax Band: B

**Two Double Bedrooms & Converted Cellar | Four Piece Bathroom | Good Size Garden | Very Well Kept | Close To Local Amenities | No Chain**

**modern marketing · traditional values**

## ENTRANCE HALL

Entrance door. Radiator. Staircase rising to first floor landing. Refurbished floorboards. Door to:

### LOUNGE AREA 3.25m x 3.40m (10'8 x 11'2)

uPVC double glazed window to front elevation. Radiator. Feature fireplace. Slate surround and wooden mantel.

### DINING AREA 3.33m x 3.45m (10'11 x 11'4)

uPVC double glazed door to rear elevation. Radiator. Feature fireplace. Door to cellar.

### KITCHEN 3.43m x 2.54m (11'3 x 8'4)

uPVC double glazed window to side elevation. Wall and base units with work surfaces over. One and a half bowl stainless steel sink and drainer. Space for dishwasher, oven and fridge/freezer. Ideal combination boiler. Opening to cupboard with window to rear elevation and space and electric for tumble dryer.

### CONVERTED CELLAR 3.05m x 4.24m (10'0 x 13'11)

Window to front elevation. Radiator. Spotlights. Two walk in cupboards. Tiled flooring.

## FIRST FLOOR LANDING

Access to loft space. Doors to:

### BEDROOM ONE 3.25m x 4.39m (10'8 x 14'5)

uPVC double glazed window to front elevation. Radiator. Feature fireplace. Coving.

### BEDROOM TWO 3.33m x 2.72m (10'11 x 8'11)

uPVC double glazed window to rear elevation. Radiator. Feature fireplace. Coving.

### BATHROOM 3.48m x 2.46m (11'5 x 8'1)

uPVC double glazed window to rear elevation. Radiator. Four piece suite comprising freestanding bath, walk in shower, low level WC and wash hand basin. Tiled flooring.

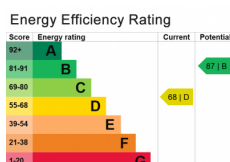
## OUTSIDE

### REAR GARDEN

A good size, low maintenance rear garden with store and patio areas. Small shed. Enclosed by brick built wall and timber framed fence.

### DRAFT DETAILS

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

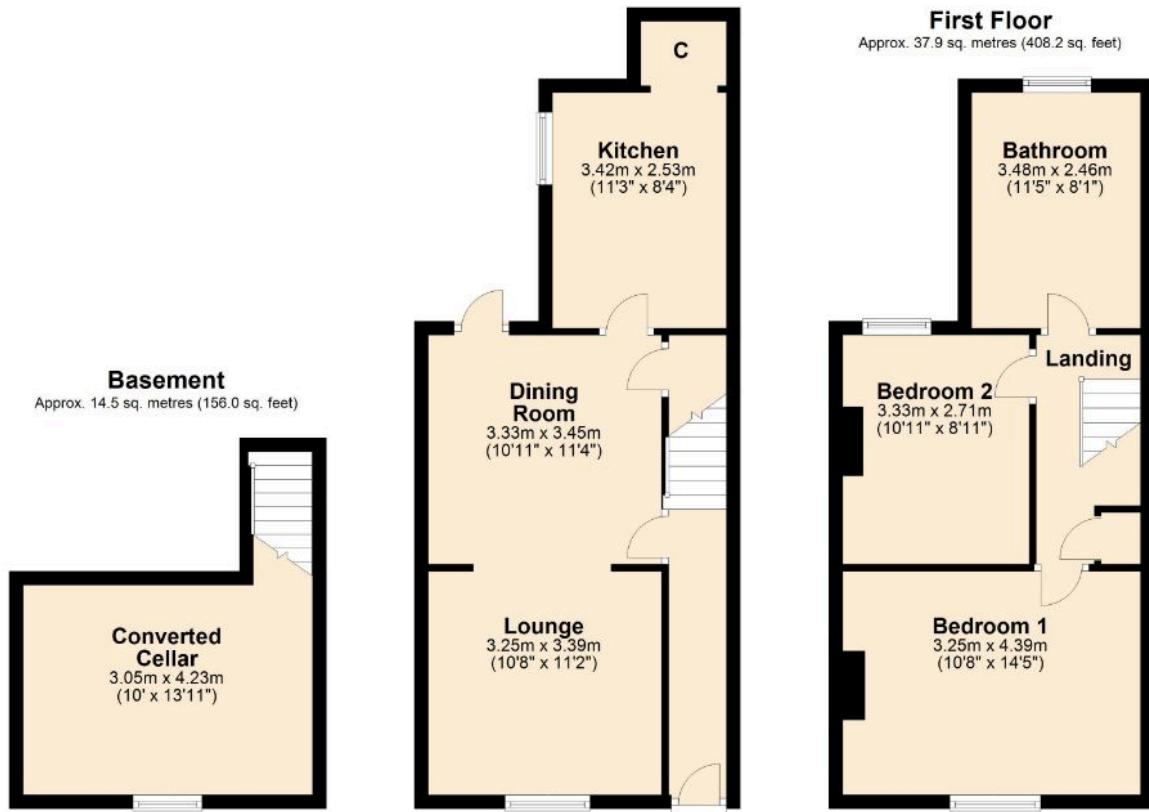


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

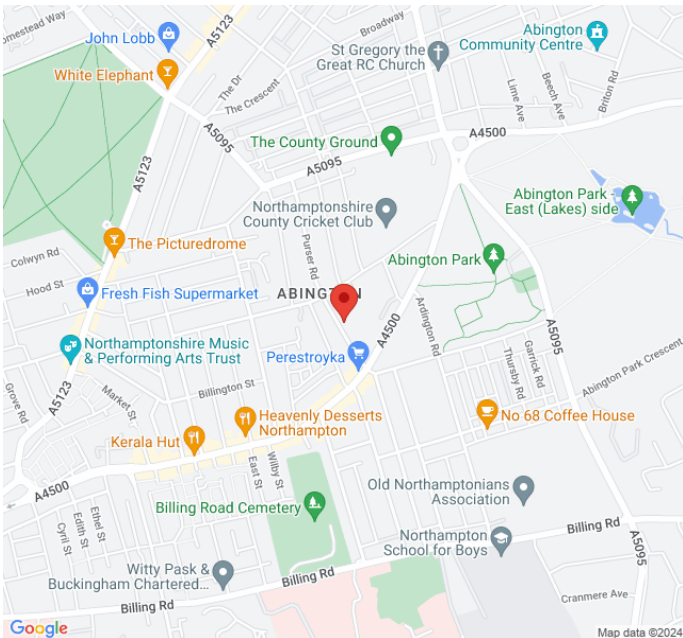
24 Manfield Road, Abington, Northampton NN1 4NN  
£212,500 Freehold

### Ground Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 91.7 sq. metres (987.3 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.

24 Manfield Road, Abington, Northampton NN1 4NN  
£212,500 Freehold

