



**40 Palmerston Road, Abington, Northampton, NN1 5EU**  
**Offers Over £190,000 Freehold**

A two bedroom terrace property located in the heart of Abington. The property has right of way at the rear, so any purchaser can create its **OWN OFF ROAD PARKING**. The accommodation comprises entrance hall, lounge/dining room and a refitted kitchen with built in appliances and quartz work surfaces. There are two double bedrooms and a bathroom on the first floor. There is also a converted cellar which could be used as a study or games room. Further benefits include a good size rear garden and a gas fired boiler. Please call 01604 231111. EPC Rating: D. Council Tax Band: A

**The Property Has Right Of Way To Create Off Road Parking | Quartz Work Tops | Great Location | Converted Cellar | Good Size Garden | Gas Heating**

modern marketing · traditional values

## HALL

Wooden entrance door. Staircase rising to first floor. Door to:

## DRAFT DETAILS

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

## LOUNGE/DINING ROOM 6.76m x 3.25m (22'2 x 10'8)

Windows to front and rear elevations. Two radiators. Refurbished floorboards. Two feature fireplaces.

## KITCHEN 3.18m x 2.41m (10'5 x 7'11)

Window and door to side elevation. Wall and base units with quartz work surfaces over. Sink with mixer tap over. Built in double oven, five ring gas hob.

## CELLAR 3.12m x 4.11m (10'3 x 13'6)

Power and light connected. Laminate flooring. uPVC window to front elevation. Radiator.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE 3.15m x 4.14m (10'4 x 13'7)

Window to front elevation. Radiator. Built in wardrobe. Fireplace. Built in wardrobe.

## BEDROOM TWO 3.48m x 2.54m (11'5 x 8'4)

Window to rear elevation. Radiator.

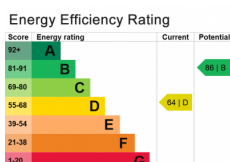
## BATHROOM

Window to rear elevation. Radiator. A three piece suite comprising low level WC, wash hand basin and panelled bath with shower over. Storage cupboard.

## OUTSIDE

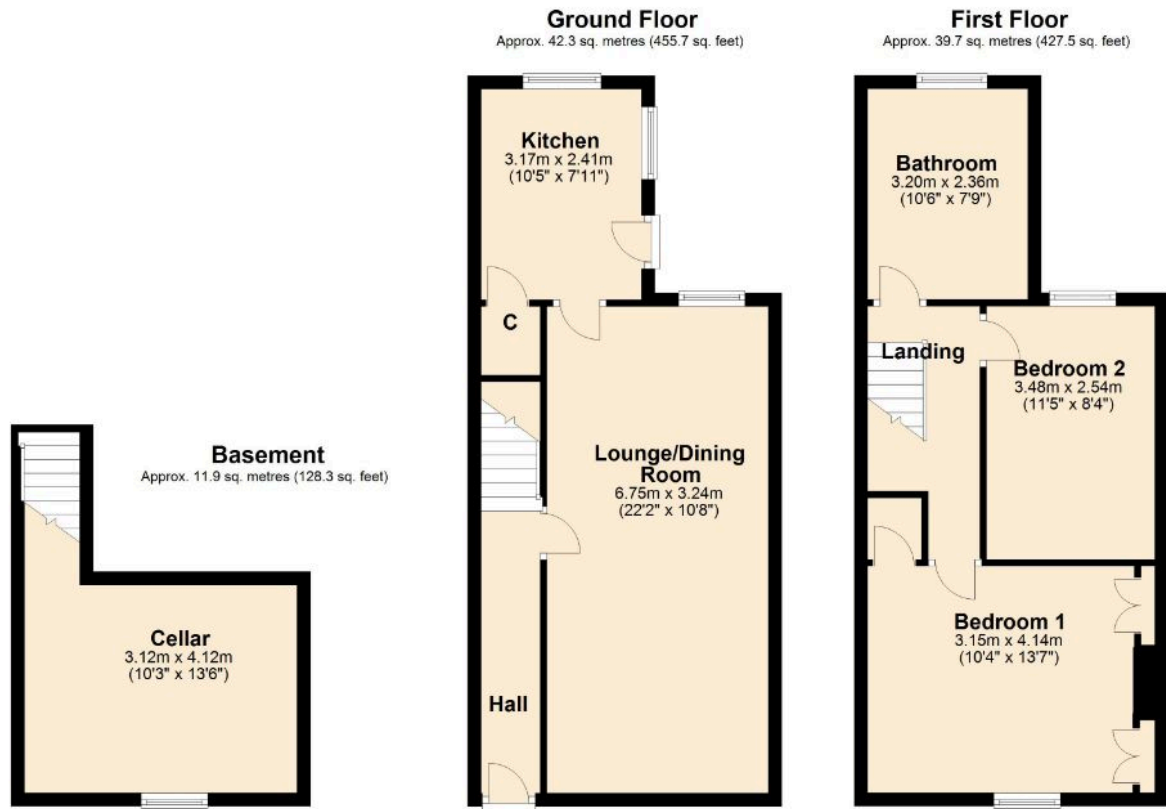
## REAR GARDEN

A good size rear garden which is mainly laid to lawn. There is a service road at the rear which the property has the right of way to create off road parking.



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. 94.0 sq. metres (1011.5 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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