

**79 Stimpson Avenue, Abington, Northampton, NN1 4LR**  
**Offers Over £295,000 Freehold**

A three double bedroom bay fronted terrace property with front garden. The property is located in the sought after area of Abington, close to local schools, restaurants and shops. The accommodation comprises entrance hall, bay fronted lounge, dining room with access to lean to and WC, very good size kitchen/dining room and a further lean to. The first floor provides three large double bedrooms and a refitted bathroom. Further benefits include a modern heating system, uPVC double glazed windows throughout and a cellar. EPC Rating: TBC. Council Tax Band: C

**Large Three Bedroom Home | Kitchen/Dining Room | Refitted Bathroom | Front & Rear Gardens | Sought After Location | Solar Panels & Modern Heating System**

**modern marketing · traditional values**

### ENTRANCE HALL

Entrance door. Tiled floor. Staircase rising to first floor landing.

### LOUNGE AREA 4.19m x 3.71m (13'9 x 12'2) Max

uPVC double glazed bay window to front elevation. Radiator. Gas fireplace.

### DINING ROOM 3.51m x 3.00m (11'6 x 9'10)

uPVC double glazed door to lean to. Radiator.

### LEAN TO

Door to rear elevation.

### WC

Suite comprising low level WC and wash hand basin.

### KITCHEN/DINING ROOM 7.01m x 2.79m (23'0 x 9'2)

A spacious entertaining room including space for a dining table and counter space. Fitted with a range of wall and base units with work surfaces over. Three double glazed windows to side elevation. Tiling to splash back areas. Under floor heating. Tiled floor. Sink and drainer. Space for appliances.

### LEAN TO

Windows to rear elevation. Door to side elevation. Power and light.

### CELLAR 4.19m x 4.70m (13'9 x 15'5)

Power and light.

### FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE 3.40m x 4.70m (11'2 x 15'5)

Two uPVC double glazed windows to front elevation. Radiator. Built in wardrobes.

### BEDROOM THREE 3.51m x 3.00m (11'6 x 9'10)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM TWO 5.11m x 2.79m (16'9 x 9'2)

uPVC double glazed window to rear elevation. Radiator.

### BATHROOM

Obscure uPVC double glazed window to side elevation. Newly fitted suite comprising low level WC, wash hand basin and P shaped bath with shower over. Tiled throughout.

### OUTSIDE

### FRONT GARDEN

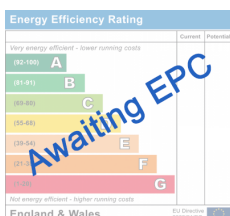
Block paved front garden.

### REAR GARDEN

Laid to lawn. Plants, shrubs and flowers. Patio area.

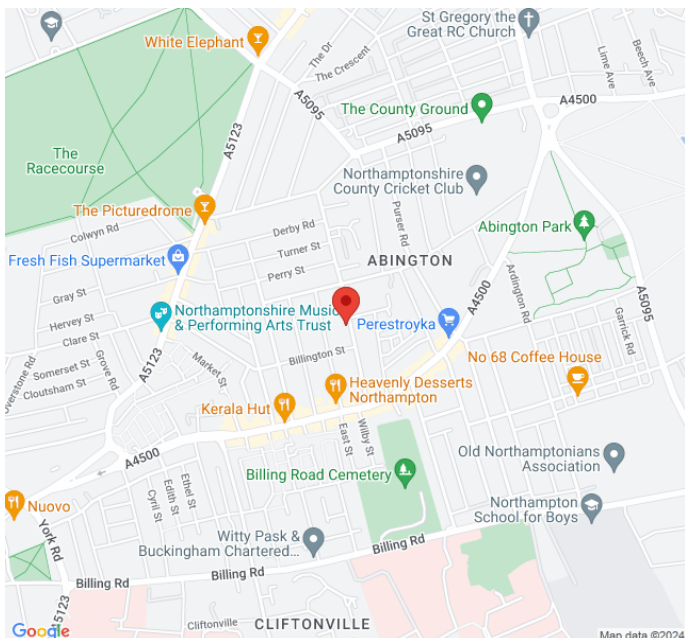
### DRAFT DETAILS

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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## 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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