

6 Bedroom

Detached Property

RESIDENTIAL CARE HOME/ INVESTMENT OPPORTUNITY

2 Park Avenue North Northampton NN3 2HS



£1,150,000

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LOCATION

Park Avenue North is located in the desirable area of Abington with Abington Park and cricket ground being just a few metres away. Within easy walking distance of the town centre, local bus routes provide access to other nearby towns, under 2 mile from Northampton Train Station which connects to both London and Birmingham in around 1 hour in either direction.

FEATURES

- FORMER RESIDENTIAL CARE HOME
- 6/7 DOUBLE BEDROOMS
- ENSUITE OR PRIVATE BATHROOM TO EACH BEDROOM
- NO ONWARD CHAIN
- DOUBLE GARAGE PLUS FLOOR ABOVE
- ADDITIONAL PARKING
- ENCLOSED GARDENS
- REFITTED KITCHEN
- CONSERVATORY WITH ALL-WEATHER ROOF
- CELLAR ROOM
- GOOD ORDER THROUGHOUT
- LIFT SERVICING GROUND TO FIRST FLOOR

BEDROOMS

The six bedrooms are all double ensuite rooms (five of which are located on the first floor).

LIVING / DAY ROOM

A mixed use space measuring 33ft in length providing a comfortable space for lounging and dining.

Conservatory accessed from the reception area opens onto the rear garden

KITCHEN

The refitted kitchen has a modern & homely feel; comprising units at base and eye level, work surface areas, twin double ovens, five ring halogen hob with extractor over Laundry room.

OUTSIDE

The rear enclosed garden is mainly laid to lawn with a patio terrace. Shingled area providing off road parking for several vehicles. Double garage with power & lighting, loft room accessed via stairs.

SUMMARY

An opportunity to acquire this substantial detached property - until now in use as a residential care home with planning passed in October 2019 to a mix use of 'dwellinghouse providing care and residential institution'. Now offered for sale with vacant possession and with no onward chain and having recently undergone extensive renovation and improvement throughout the property comprises entrance hall, reception area, office, bedroom with ensuite, mixed use reception hall measuring 33ft in length, kitchen/breakfast room, laundry room, stairs down to cellar, conservatory, lift and stairs to first floor, two cloakrooms. The accommodation offered on the first floor comprises five ensuited bedrooms, store cupboard, balcony to the front. Outside, the gardens are predominantly laid to lawn with centre patio, shingled area for vehicle parking, double garage with loft room above.



TOTAL FLOOR AREA : 4150 sq.ft. (385.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any

information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

