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## Sandringham Rd, Abington Northampton NN1 5NA



**£1,175 Per Month**

A fabulous Victorian terraced home located in one of Abington's premier roads a short walk from Abington Park. This family home is brimming with character features combined with stylish modern fittings in the kitchen. This three bedroom period terraced house offers accommodation to include open plan lounge/dining room with feature fireplace, modern kitchen with patio doors leading out to the rear garden. There are gates to the rear of the garden, which is accessed via a service road. To the first floor are three bedrooms, and modern bathroom. Further benefits include gas central heating, and rear access. Available unfurnished at £1175pcm. Deposit £1355.00. Holding deposit £271.00, which will be deducted from the first rent payment.

Rates payable, Council Tax Band C. Initial Tenancy length: 12 months with a 6 months break clause.  
Car parking is on street where needed without the need for a permit.



**Reception**

14'0" x 11'7" (4.27 x 3.53)

**Reception**

9'9" x 9'2" (2.97 x 2.79)

**Kitchen**

14'0" x 9'0" (4.27 x 2.74)

**Bedroom**

9'0" x 9'0" (2.74 x 2.74)

**Bedroom**

15'0" x 11'2" (4.57 x 3.40)

**Bedroom**

10'7" x 8'0" (3.23 x 2.44)



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	