

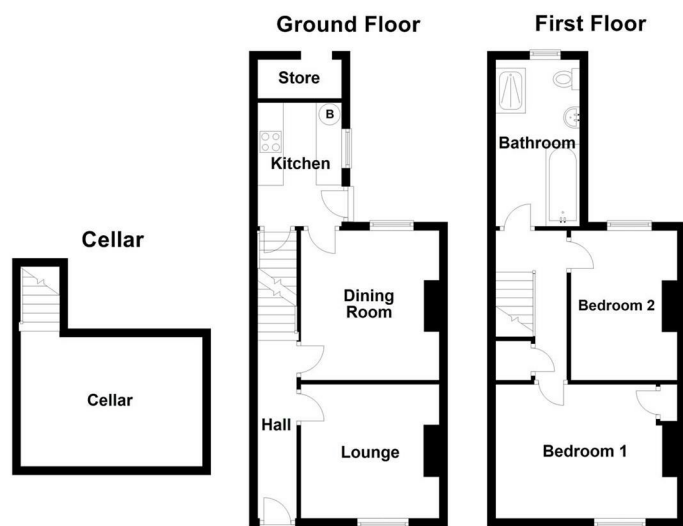


and St Andrews Hospitals. The Northampton School for Boys is also within walking distance.

HOW TO GET THERE

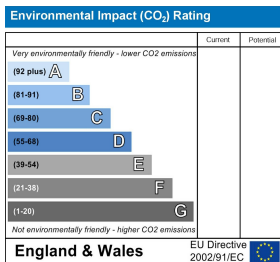
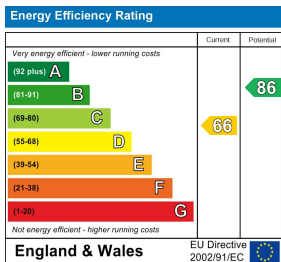
From Northampton town centre proceed in an easterly direction along the Billing Road and with Northampton General Hospital on the right hand side and turn left into Cyril Street where the property stands on the right hand side.

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Not to scale. For illustrative purposes only

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39 Cyril Street, Abington, Northampton, NN1 5EJ



Asking Price £199,500 Freehold

A well maintained two bedroomed terrace town house constructed of brick with a slate roof offering two reception rooms, kitchen and cellar with two bedrooms and bathroom on the first floor. At the rear there is a walled garden laid to lawn which faces in an easterly direction. The property is currently occupied under a Periodic Assured Shorthold Tenancy at a rent passing of £900 per calendar month giving a gross income of £10,800 per annum.

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# 39 Cyril Street, Abington, Northampton, NN1 5EJ

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

10'5 x 3'0

Approached through a panelled front door the hall contains the stairs rising to the first floor and moulded panel doors lead to:-

#### LOUNGE

10'4 x 10'4

With a two casement PVCU window to the front elevation this room has a corniced ceiling and an open hearth cast iron fireplace with a pine mantle.



#### DINING ROOM

11'6 x 10'8

With a two casement PVCU window to the rear elevation and a door leading to:-



#### KITCHEN

9'6 x 6'4

Fitted with floor and wall cabinets with laminated working surfaces incorporating a stainless steel sink unit with mixer tap. There is a low level oven and four place gas hob beneath a stainless steel cooker hood and there is plumbing for an automatic washing machine. The flooring is LVT flooring and there is a PVCU window and door to the rear garden. A door leads to:-



#### BASEMENT

#### CELLAR

13'9 x 10'7

With a brick floor and housing the electric and gas meters and there is light connected. This area provides useful storage space.

### FIRST FLOOR

#### LANDING

12'0 x 4'10

With roof void access hatch and built in cupboard there are moulded panel doors leading to:-

#### BEDROOM ONE

12'6 x 10'4

With an open hearth cast iron fireplace there is a TV point, a built in cupboard and a two casement window to the front elevation.



#### BEDROOM TWO

11'7 x 8'6

With a two casement PVCU window to the rear elevation.



#### BATHROOM

11'10 x 6'5

Fitted with a white suite of panelled bath with mixer tap/shower attachment, vanity wash basin with cupboards under and WC. There is a ceramic tiled shower cubicle and PVCU window to the rear elevation.



### OUTSIDE

#### REAR GARDEN

Approached by a concrete terrace the rear garden is laid to lawn and bounded by close boarded fencing and red brick walls.



### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a gas fired combination boiler also providing domestic hot water.

### COUNCIL TAX

West Northamptonshire Council - Band A

### LOCAL AMENITIES

There are a variety of shops, restaurants and public houses and a number of niche retail outlets along the nearby Wellingborough Road. Northampton town centre is approximately one mile distant and the property is conveniently placed for access to Northampton General

For further information on viewing call 01604 230222