

**429 Birchfield Road East
Abington
NORTHAMPTON
NN3 2TA
£260,000**



- **THREE BEDROOM**
- **CONSERVATORY**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**

- **MID TERRACE**
- **GAS TO RADIATOR CENTRAL HEATING**
- **FRONT AND REAR GARDENS**
- **ENERGY EFFICIENCY RATING: TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A mature three bedroom, mid terrace, property situated close to Northampton Town Centre and Abington Park. The accommodation comprises in brief: entrance hall, lounge, kitchen/dining room and conservatory to the ground floor. The first floor comprises three bedrooms and family bathroom. Additional benefits include gas to radiator central heating, UPVC double glazing, off road parking and large rear garden.

Ground Floor

Entrance Hall

Stairs leading to first floor landing, doors to:

Cloakroom

Suite comprising low level W/C, hand wash basin, radiator, tiled splash areas, UPVC double glazed window to front.

Lounge

18'11" x 12'2" (5.79 x 3.73)

Feature fireplace, radiator, TV point, UPVC double glazed window to front, UPVC double glazed patio doors to conservatory.

Kitchen/Dining Room

13'3" x 12'5" (4.06 x 3.81)

Modern fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, built in gas hob and electric oven, radiator, UPVC double glazed window and door to rear.

Conservatory

13'0" x 10'17'0" (3.97 x 3.10)

UPVC construction, UPVC double glazed doors out to rear, laminate wooden flooring, radiator.

First Floor

Landing

Access to loft, UPVC double glazed window to rear, doors to:

Bedroom One

11'3" x 12'0" (3.44 x 3.67)

Built in wardrobes, radiator, UPVC double glazed window to front.

Bedroom Two

12'4" x 10'6" (3.77 x 3.22)

Radiator, built in cupboard, built in wardrobe, UPVC double glazed window to front.

Bedroom Three

12'0" x 7'6" (3.66 x 2.30)

Radiator, UPVC double glazed window to rear.

Bathroom

Modern suite comprising shower cubicle with shower unit above, hand wash basin, low level W/C, tiled splash areas, heated towel rail, UPVC double glazed window to rear.

Externally

Front Garden

Block paved for off road parking, surrounded by brick built dwarf wall, side passage leading to rear garden.

Rear Garden

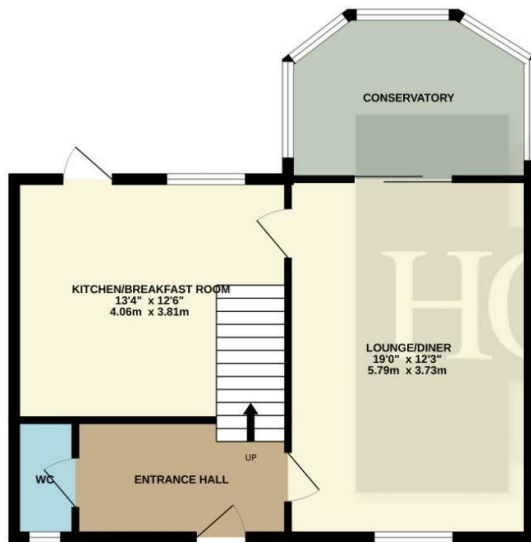
Paved patio area, wooden deck area leading to large lawn area, surrounded by timber fencing.

Agents Notes

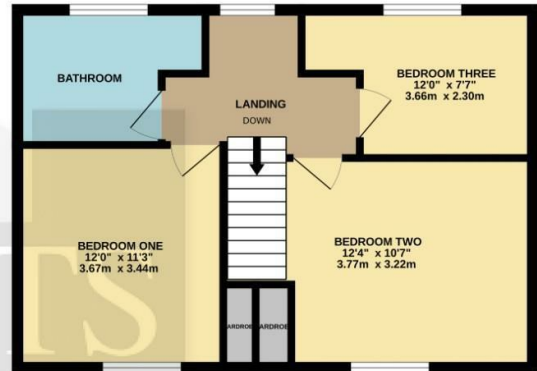
Council Tax Band: B



GROUND FLOOR
568 sq.ft. (52.7 sq.m.) approx.



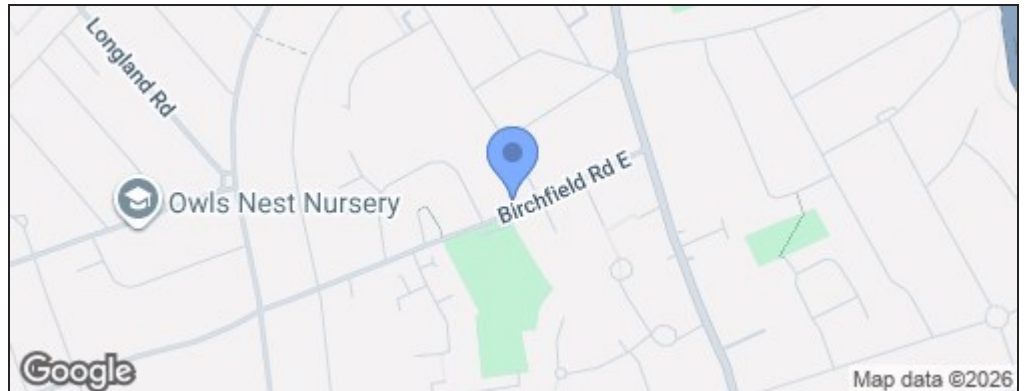
1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.