

**30 Derby Road
Abington
NORTHAMPTON
NN1 4JS**

£1,300 Per Month



- AVAILABLE FROM START OF SEPTEMBER
- SEPARATE RECEPTIONS
- GARDEN ROOM
- FIRST FLOOR BATHROOM
- ENERGY EFFICIENCY RATING: TBC

- THREE BEDROOM MID-TERRACE
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS WC
- IMMACULATE CONDITION
- COUNCIL TAX BAND: B

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



PERSONAL • PROFESSIONAL • PROACTIVE

**** Available from the start of September**** A beautifully presented three-bedroom, bay-fronted Victorian terrace, ideally situated in the highly sought-after suburb of Abington.

This characterful home seamlessly combines period charm with modern living and offers well-proportioned accommodation throughout. The ground floor comprises an inviting lounge with sliding doors opening into the dining room, creating an excellent space for both everyday living and entertaining. To the rear is a spacious kitchen/breakfast room, complemented by a separate utility room, garden room and a convenient downstairs cloakroom.

Upstairs, the property features three well-sized bedrooms and a stylish four-piece family bathroom.

Externally, the home benefits from an exceptionally private rear garden with a generous patio area, providing the perfect setting for outdoor dining and relaxation.

Further benefits include uPVC sealed unit double glazing and gas-fired radiator central heating.
****Unfurnished****

Ground Floor

Entrance Hall

Entry through hardwood partly glazed door with frosted window above, double radiator, laminate flooring, stairs rising to first floor, door to cellar.

Lounge

13'3" x 10'9" into bay (4.05 x 3.28 into bay)

Recesses to side of chimney breast, double panel radiator, door into hallway, bay window to front elevation, sliding partly glazed doors through to dining room.

Dining Room

11'7" x 8'6" (3.55 x 2.60)

Recesses to side of chimney breast, double radiator, window to rear elevation.

Kitchen/Breakfast Room

18'4" x 8'10" (5.60 x 2.71)

Fitted with cream base units incorporating chrome handles, roll top work surface space, inset one and a half bowl sink unit with plate washer spray tap, built in single electric oven, four ring gas hob with extractor fan over, tiled floor, double panel radiator, plumbing for dishwasher, two windows to side elevation.

Rear Lobby/ Utility Area

Plumbing for washing machine, space for tumble dryer, wall mounted units, tiled floor, partly glazed UPVC door to rear garden.

Downstairs Cloakroom

Close coupled WC, wall mounted wash hand basin with tiled splash backs.

Garden Room

8'1" x 7'11" (2.47 x 2.43)

Laminate flooring, radiator, window to side elevation, window and UPVC French doors onto rear garden.

Cellar

Single room cellar with light connected.

First Floor**Landing**

Access to loft area.

Bedroom One

14'2" x 12'4" into bay (4.34 x 3.77 into bay)

Feature fireplace with recesses to side of chimney breast, double radiator, bay window to front elevation, over stairs storage cupboard.

Bedroom Two

11'9" x 8'7" (3.60 x 2.63)

Recesses to side of chimney breast, radiator, window to rear aspect.

Bedroom Three

14'10" x 9'0" into door recess (4.54 x 2.76 into door recess)

Double panel radiator, window to side and rear elevations.

Bathroom

Four piece suite comprising of panel bath with mixer shower, single shower cubicle, wash hand basin, close coupled WC, full height tiling to walls, tiled floor, single panel radiator, extractor fan, frosted window to side elevation.

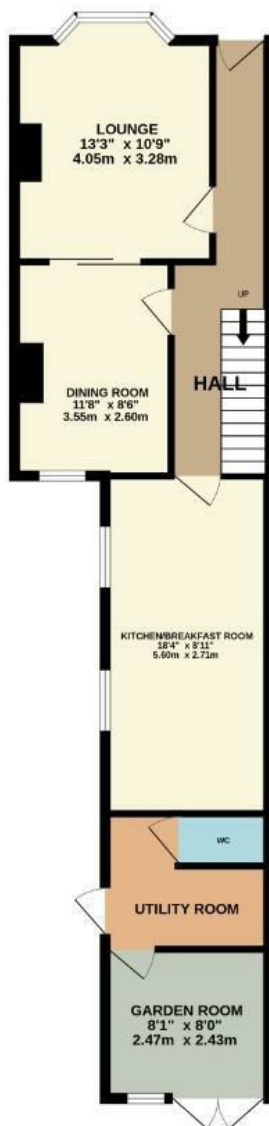
Externally**Rear Garden**

Paved patio area onto to further pebbled area, flower and shrub beds, outside cold water tap. The rear garden is enclosed by a combination of high level, and medium level, brick retaining walls.

Agents Notes

Council Tax Band: B

GROUND FLOOR



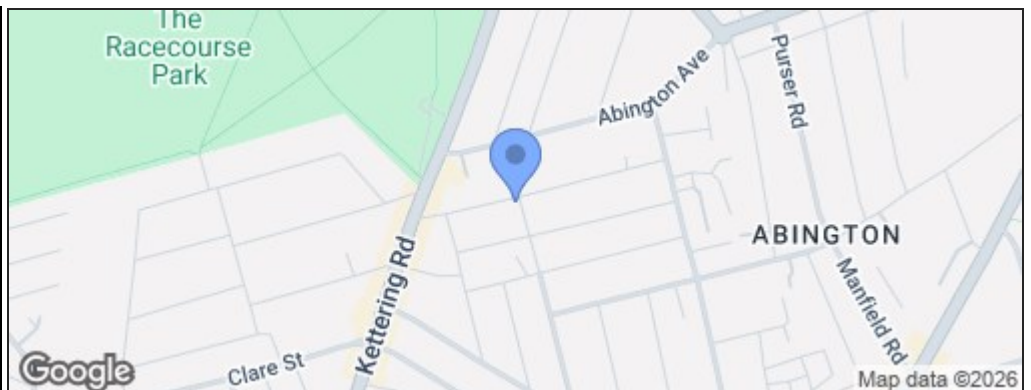
1ST FLOOR



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.