

**37 Denmark Road  
Abington  
NORTHAMPTON  
NN1 5QR**



**Offers Over £190,000**



- **NO CHAIN**
- **CELLAR**
- **GAS CENTRAL HEATING**
- **DOWNSTAIRS CLOAKROOM/WC**

- **TOWN CENTRE LOCATION**
- **TWO BEDROOMS**
- **COURTYARD GARDEN**
- **ENERGY PERFORMANCE RATING: E**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

Offered with no onward chain, this charming two bedroom Victorian terrace is ideally located in the sought after Abington area, within walking distance of Northampton General Hospital, the town center, and the train station. The accommodation comprises an entrance porch, hallway, open plan lounge and dining areas, a generously sized kitchen, and a downstairs cloakroom/WC. There is also a cellar with a radiator, providing additional storage. To the first floor are two well proportioned bedrooms and a family bathroom. Further benefits include gas radiator central heating and partial double glazing, making this an ideal home for first time buyers, investors, or anyone seeking convenient town center living in a character property.

## **Ground Floor**

### **Entrance Porch**

Approached via entrance door, door to:

### **Entrance Hall**

Radiator, stairs rising to the first floor, picture rail, stripped doors to lounge/dining areas.

### **Lounge Area**

10'11" x 10'10" (3.34m x 3.32m)

Front aspect window, feature fireplace, radiator, picture rails, coving to ceiling. Open plan to:

### **Dining Area**

12'0" x 10'10" (3.66m x 3.32m)

Rear aspect window, radiator, dado rail, two wall light points, door to:

### **kitchen**

14'9", x 6'9" (4.52, x 2.06m)

Side aspect window, stainless steel sink with mixer tap, range of base and wall mounted units with worksurfaces, built-in oven, hob and extractor fan, tiled splashbacks, coving to ceiling. plumbing for washing machine. Door leading to:

### **Rear Lobby**

Access to rear garden, door to:

### **WC**

Low level WC, wash hand basin, radiator, half tiling to walls, rear aspect window.

### **Cellar**

13'10" x 10'11" (4.23m x 3.34m)

Radiator, power and light – ideal for storage or additional use.

## **First Floor**

### **Landing**

Airing cupboard housing the hot water cylinder. Stripped doors to:

### **Bedroom One**

14'2" x 10'11" (4.34m x 3.34m)

Front aspect window, radiator, two arched alcoves with wall light points, coving to ceiling.

### **Bedroom Two**

12'1" x 8'7" (3.7m x 2.62m)

Rear aspect window, radiator, picture rail, coving to ceiling.

## **Bathroom**

Rear aspect window, white suite comprising low level WC, pedestal wash hand basin, panelled bath, separate shower cubicle with glass sliding doors, extractor fan, fully tiled walls.

## **Outside**

### **Rear Garden**

Low maintenance garden featuring a raised patio area, enclosed by panel fencing and a brick wall to one side – ideal for outdoor dining or relaxation.

### **Agents Notes**

West Northamptonshire Council

Council Tax Band A

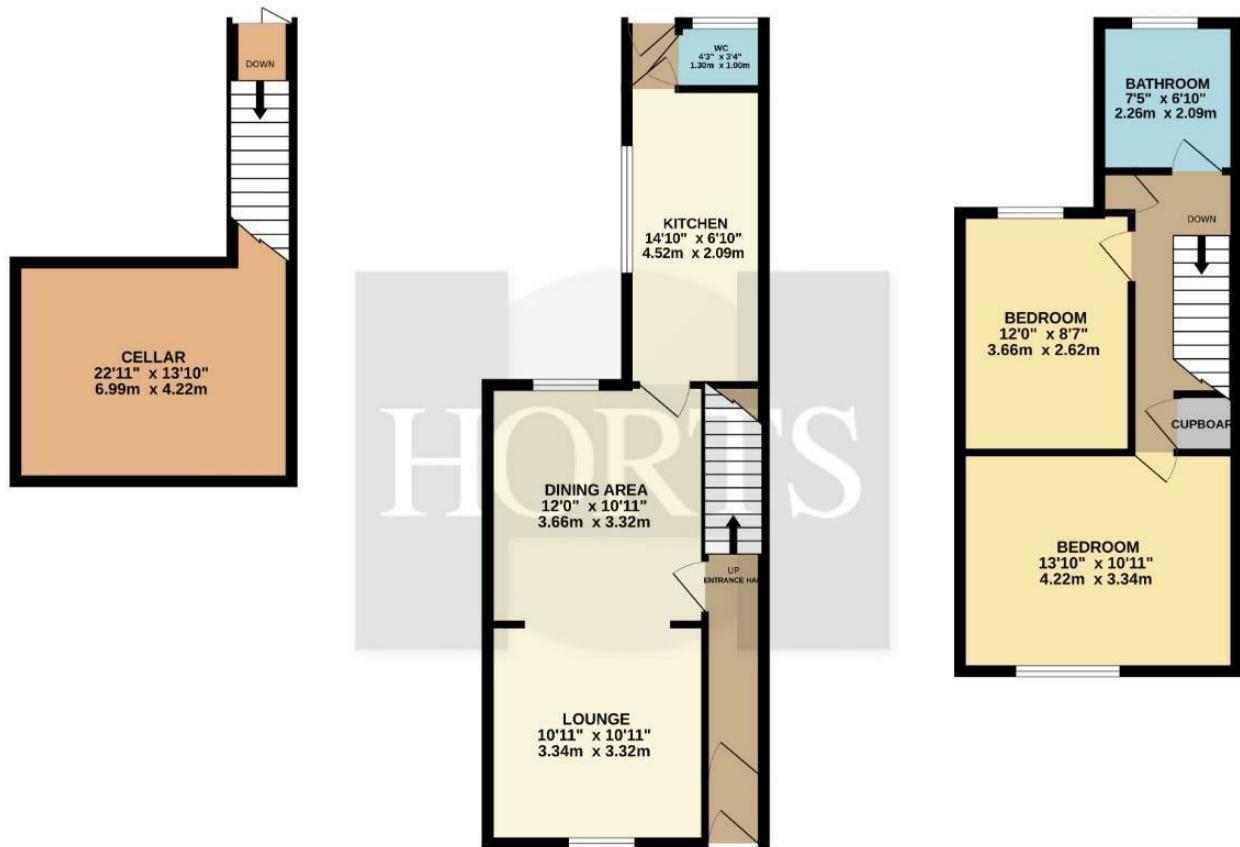




BASEMENT

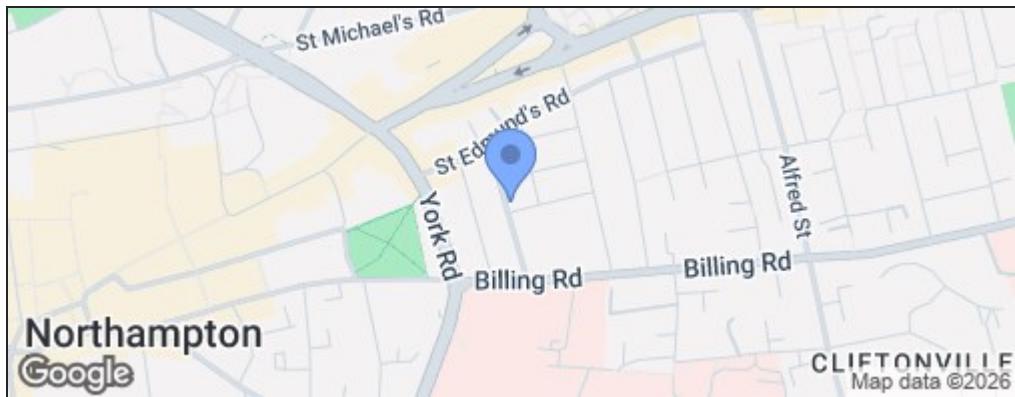
GROUND FLOOR

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		76
(55-68) D		
(39-54) E	52	
(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.