



19 Ivy Road, Abington, Northampton, NN1 4QS

HOWKINS &
HARRISON

19 Ivy Road, Abington,
Northampton, NN1 4QS

Guide Price: £235,000

A well-presented and spacious Victorian bay-fronted terrace home offering generous and versatile accommodation throughout, making it an ideal first-time purchase or investment opportunity, situated in the popular Abington area, within easy reach of local amenities, shops and nearby parks for convenient everyday living.

Features

- No onward chain
- Victorian terrace home
- Three generous bedrooms
- Kitchen/dining room
- Open plan reception rooms
- Upstairs family bathroom
- Cellar
- Rear garden
- Close to local amenities



Location

Abington is a popular and well-established residential area of Northampton, known for its mix of charming Victorian and Edwardian homes alongside modern properties. The area offers a range of local amenities, including independent cafés, shops, pubs and eateries, with Northampton town centre just a short distance away. Excellent transport links, including frequent bus routes and easy access to the M1, make commuting straightforward, while Northampton railway station provides connections to London and beyond.

A key feature is Abington Park, a large historic green space with ornamental gardens, lakes, play areas, tennis courts and a café. The area is also close to the local cricket ground, ideal for sports enthusiasts. With good schools, additional open spaces and convenient health facilities, Abington combines character, amenities, and accessibility, making it a highly sought-after community.



Ground Floor

The property opens via a storm porch into an entrance hall, leading to the sitting room and stairs to the first-floor accommodation. The open-plan sitting/dining room features hard flooring, a period fireplace, a large bay window, and built-in shelving and storage within the chimney recess. The kitchen/diner provides space for a dining table and chairs and is fitted with solid wood shaker-style base and wall units, butcher block work surfaces, a ceramic Butler sink, and an integrated oven with gas hob and extractor. There is plumbing for a washing machine and space for a free-standing fridge/freezer, with access to the cellar from the kitchen walkway. A handy storage room off the kitchen houses the gas-fired boiler and leads out to the rear garden.

First Floor

On the first floor there are three well-proportioned bedrooms, two of which feature characterful fireplaces and built-in storage cupboards. The family bathroom is fitted with a shower over the bath, WC, and wash basin.

Outside

The rear garden is long and mainly laid to lawn, featuring a paved patio near the house and a decked seating area at the far end. There is some established planting and mature trees, and the garden is enclosed by a mix of low brick wall and wooden fencing.

Viewing

Strictly by prior appointment via the agents. Tel:01604-823456

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

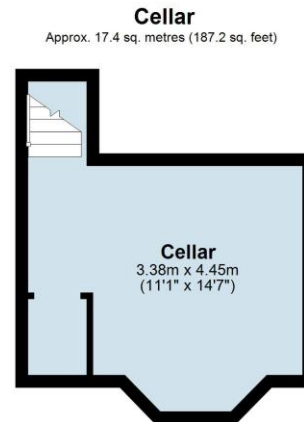
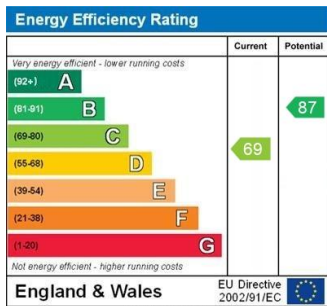
Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

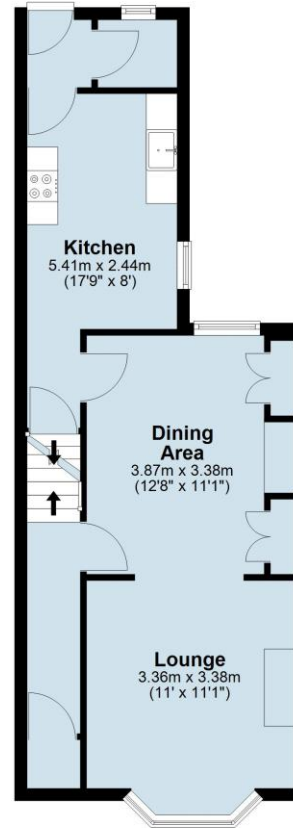
Local Authority

West Northamptonshire Council Tel: 0300-126700

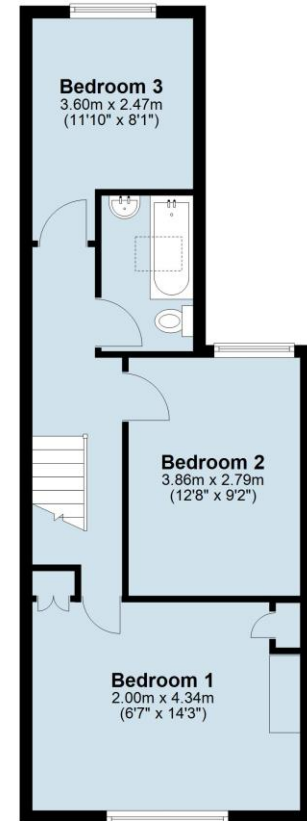
Council Tax Band – B



Ground Floor
Approx. 45.1 sq. metres (485.9 sq. feet)



First Floor
Approx. 46.2 sq. metres (496.9 sq. feet)



Total area: approx. 108.7 sq. metres (1170.0 sq. feet)

Howkins & Harrison

14 Bridge Street, Northampton, NN1 1NW

Telephone 01604 823456
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.