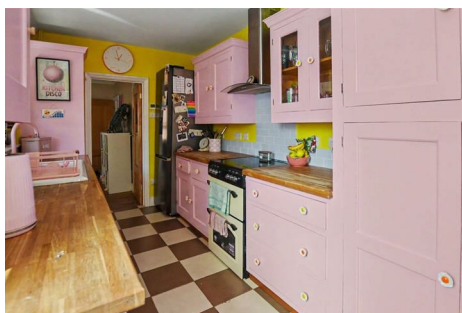


**6 Vernon Terrace
Abington
NORTHAMPTON
NN1 5HE**

£260,000



- **THREE BEDROOMS**
- **REFITTED FOUR PIECE BATHROOM**
- **GAS RADIATOR HEATING**
- **CLOSE TO LOCAL AMENITIES**

- **CUL-DE-SAC LOCATION**
- **ENCLOSED REAR GARDEN**
- **UPVC DOUBLE GLAZING**
- **ENERGY RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

Situated in a cul-de-sac, this well presented family home offers accommodation arranged over three floors.

The ground floor comprises an entrance hall, a bright and comfortable lounge opening seamlessly into the dining room. Also on this floor are a garden room, fitted kitchen and a convenient shower/cloakroom

The first floor offers two well-proportioned bedrooms together with a stylish refitted four-piece family bathroom, while the second floor is dedicated to the third bedroom.

Outside, the property benefits from an enclosed rear garden featuring a useful summer house/workshop.

Further benefits include a converted cellar, uPVC double glazing throughout and gas radiator central heating.

Ground Floor

Entrance Hall

Stairs rising to first floor, doors leading to lounge and dining area.

Lounge

11'7" x 10'6" (3.55 x 3.22)

Bay window to front aspect, open fireplace with feature surround, built in cupboards, stripped and stained floorboards, open plan to dining room.

Dining Room

12'5" x 12'8" (3.81 x 3.87)

Open fireplace with feature surround, built in storage cupboards, stripped and stained floorboards, door leading to kitchen, door leading to cellar, door leading to garden room.

Garden Room

8'4" x 6'5" (2.56 x 1.98)

Windows and French doors leading to rear garden.

Kitchen

13'8" x 7'2" (4.19 x 2.20)

Fitted with a range of wall and base level units with work surfaces over, ceramic sink and drainer with mixer tap over, built in dishwasher, tiled splash backs, tiled flooring, space and plumbing for washing machine, space for gas cooker with extractor hood over, window to side aspect, glass panel door leading to rear garden, obscure door leading to cloakroom.

Cloakroom/Shower Room

Fitted with a three piece suite comprising low level WC, sink, shower cubicle with shower over, obscure window to rear aspect, tiled splashbacks.

First Floor

Landing

Storage cupboard, stairs to second floor, doors to bedrooms one, two and bathroom.

Bedroom One

15'4" x 10'7" (4.68 x 3.25)

Window to front aspect, open fireplace with feature surround, stripped and stained floorboards.

Bedroom Two

11'0" x 9'9" (3.37 x 2.99)

Window to rear aspect, feature fireplace, built in wardrobes.

Bathroom

Refitted with a four piece suite comprising low level WC, pedestal sink , double end bath, separate shower cubicle with fitted rain water shower over, tiled flooring, tiled splashbacks, obscure window to rear aspect.

Second Floor**Bedroom Three**

15'4" x 13'4" (4.69 x 4.07)

Sky light window to rear, built in storage to eaves.

Cellar

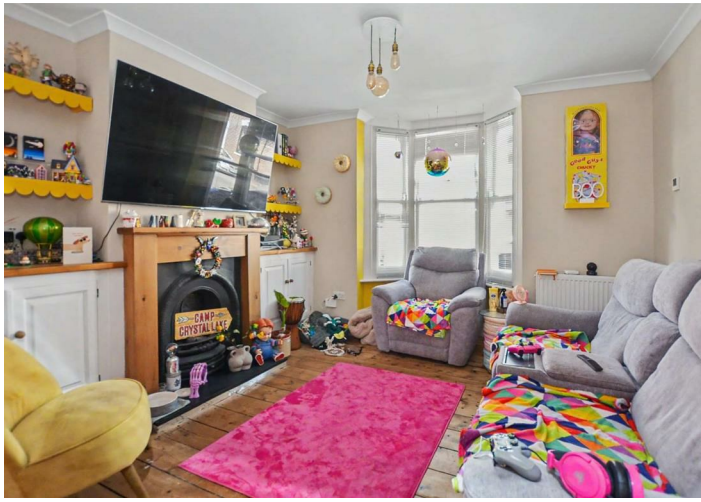
15'4" x 10'0" (4.69 x 3.07)

Externally**Rear Garden**

Mainly laid to patio and artificial lawn, borders with various established plants and shrubs, enclosed by brick wall, large summer house with power and lighting.

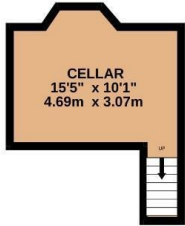
Agents Notes

Council Tax Band: A





CELLAR
196 sq.ft. (18.2 sq.m.) approx.



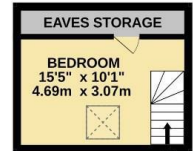
GROUND FLOOR
493 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



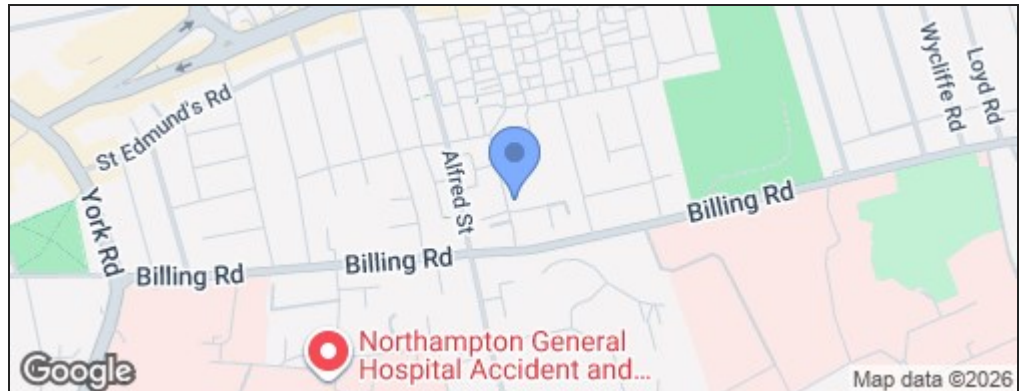
2ND FLOOR
195 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA: 1261 sq.ft. (117.1 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	
		78
	66	



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.