

**30 Purser Road
Abington
NORTHAMPTON
NN1 4PQ**

£225,000



- MID-TERRACE HOME
- FULLY REFURBISHED
- GAS CENTRAL HEATING
- SOME ORIGINAL FEATURES

- TWO BEDROOMS
- DOWNSTAIRS W/C
- DOUBLE GLAZED
- ENERGY EFFICIENCY RATING: E

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Located in the heart of Abington this fully refurbished bay fronted terrace home offers two bedrooms, a through lounge dining room, good sized kitchen, utility room, downstairs toilet, large first floor bathroom and a fully enclosed rear garden. The property had been fully redecorated throughout, has strip floors and retains many original features. The heating is via radiators and all the windows are double glazed.

Entrance Hall

Entry through partly glazed composite door with frosted window above, strip wood floor, radiator, stairs rising to first floor landing with access to cellar beneath.

Lounge/Dining Room

23'10" x 10'9" max (7.27 x 3.3 max)

Lounge Area

10'9" x 10'2" max (3.3 x 3.1 max)

Feature fireplace with tiled surround, recesses to side of chimney breast, dado rail, stripped wood floor, radiator, bay window to front elevation.

Dining Area

11'5" x 8'6" max (3.5 x 2.61 max)

Original strip wood cupboard to side of chimney breast with shelving, strip wood floor, radiator and window to rear elevation.

Kitchen

10'9" x 7'2" (3.28 x 2.2)

Fitted in modern wall and base mounted cupboards with roll top surface space, inset single drainer sink unit, built-in oven, inset gas hob with extractor fan over, half tiling, gas fired central heating boiler, window to side elevation.

Utility Room

7'10" x 7'6" max (2.4 x 2.3 max)

Plumbing for washing machine, window to side elevation.

W/C

Low level W/C, half tiling to walls, frosted window to rear elevation.

Cellar

14'1" x 10'5" (4.3 x 3.18)

Single cellar with light and power.

First Floor

Landing

Access to loft area.

Bedroom One

14'1" x 10'2" max (4.3 x 3.1 max)

Decorative fire place, original cupboard to side of chimney breast, two radiators and two windows to the front elevation.

Bedroom Two

11'5" x 8'6" max (3.5 x 2.6 max)

Decorative fireplace, recesses to side of chimney breast, radiator and window over looking rear garden.

Bathroom

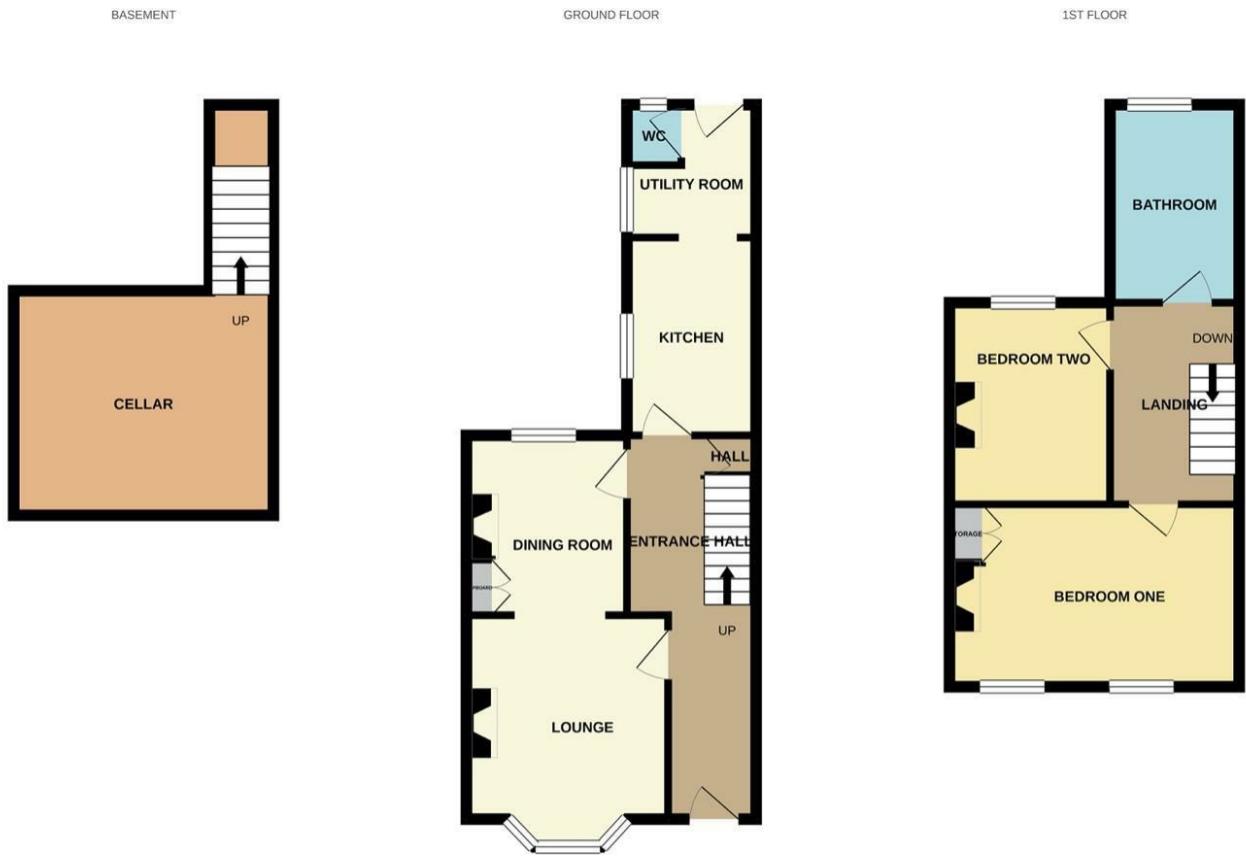
Three piece suite compromising of P-shaped bath with shower and screen, full height tiling to bath and shower area, pedestal wash hand basin with tiled splash back, closed couple W/C, old school radiator, window to rear elevation.

Externally

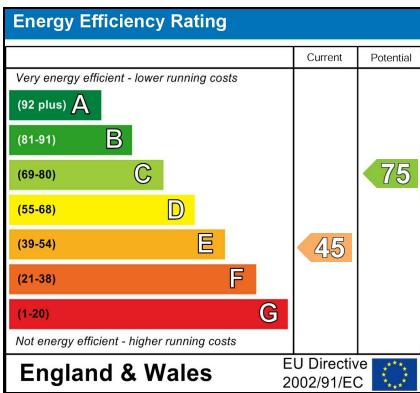
Rear Garden

Paved patio area onto lawn with flower and shrub beds, further gravelled area to the rear, outside cold water tap. The rear garden is fully enclosed by medium height brick retaining wall and timber panel fencing.





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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