

**120 Upper Thrift Street  
Abington  
NORTHAMPTON  
NN1 5HR**



**Guide Price £150,000**



- **NO ONWARD CHAIN**
- **IN NEED OF REFURBISHMENT**
- **LARGE DOUBLE GARAGE / WORKSHOP**
- **REAR GARDEN**

- **CASH BUYERS ONLY**
- **THREE BEDROOMS**
- **CELLAR**
- **ENERGY RATING: F**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\* Cash Buyers Only \*\*** Offered with no onward chain and requiring full refurbishment. The accommodation comprises an entrance hall, lounge, dining room, kitchen with access to a cellar, and a bathroom to the ground floor and three bedrooms to the first. Outside there is an enclosed rear garden and a large garage/workshop with rear access.

## **Ground Floor**

### **Entrance Hall**

Enter via timber door, stairs rising to first floor, doors leading to lounge and dining room.

### **Lounge**

10'0" x 10'9" (3.07 x 3.30)

Window to front aspect.

### **Dining Room**

11'0" x 11'1" (3.37 x 3.39)

Built in cupboards, window to rear aspect, door to kitchen.

### **Kitchen**

10'6" x 6'7" (3.22 x 2.01)

Door leading to rear garden, door to cellar, window to side aspect, door to bathroom.

### **Cellar**

13'5" x 9'3" (4.11 x 2.84)

### **Bathroom**

5'6" x 5'7" (1.7 x 1.72)

Dual aspect windows to side and rear.

## **First Floor**

### **Landing**

Storage cupboard with loft access, doors to all rooms.

### **Bedroom One**

14'0" x 9'11" (4.28 x 3.04)

Window to front aspect.

### **Bedroom Two**

7'9" x 8'8" (2.38 x 2.65)

Window to rear aspect.

### **Bedroom Three**

10'7" x 6'7" (3.23 x 2.01)

Dual aspect windows to side and rear.

## **Externally**

### **Rear Garden**

Enclosed rear garden, access to garage/work shop.

### **Garage/Work Shop**

27'2" x 14'3" (8.30 x 4.35)

Window to rear aspect.

## **Agents Notes**

Council Tax Band: A





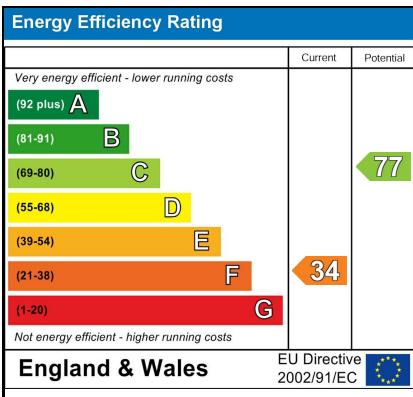
BASEMENT

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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