



HOWKINS &
HARRISON

106 Clarke Road, Abington, Northampton, NN1 4PW

Guide Price £195,000

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Offered for sale with no onward chain, this three storey terrace home provides a great opportunity for modernisation and improvement. Enjoying views over the County Cricket Ground, the property offers generous, flexible accommodation set over three floors.

Ground Floor

The entrance hall has stairs to the first floor and access to the sitting/dining room. The kitchen has a range of base and wall units, work surfaces with a sink, a door leading to the rear garden and stairs descending to the cellar.

First Floor

The first floor has two double bedrooms and family bathroom.

Second Floor

The double bedroom enjoys views over the County Cricket Ground.



Outside

The private walled garden is bordered with established planting.

Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

Fixtures and Fittings

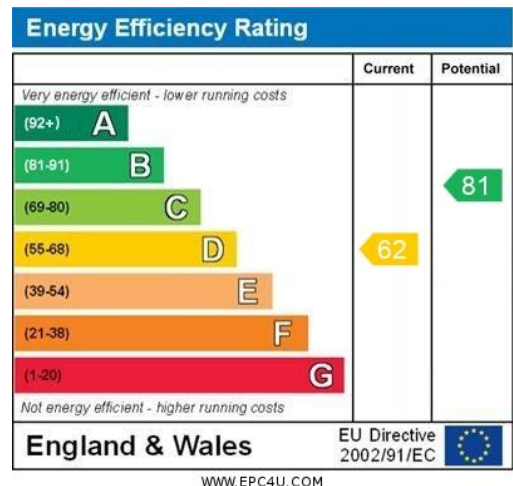
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the available 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.

Local Authority

West Northamptonshire Council. - Tel: 0300-1267000
Council Tax Band - B



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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.



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