

**3 Turner Street**

**NORTHAMPTON  
NN1 4JJ**

**£200,000**



- MID TERRACE
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- RADIATOR HEATING
- CLOSE TO NORTHAMPTON TOWN CENTRE

- THREE BEDROOMS
- DINING ROOM
- CELLAR
- REAR GARDEN
- ENERGY EFFICIENCY RATING: E

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A Victorian three bedroom mid terrace property situated in the popular two center area of Abington.

The accommodation comprises entrance hall, lounge, dining room, kitchen/breakfast room, cellar, three bedrooms and bathroom

## **Ground Floor**

### **Entrance Hall**

Stairs to first floor, radiator, doors to:

### **Lounge**

12'0" x 10'11" (3.66 x 3.33)

Feature fire place, radiator, bay window to front.

### **Dining Room**

11'3" x 8'4" (3.43 x 2.56)

Feature fireplace, radiator, French door to rear.

### **Kitchen/Breakfast Room**

28'1" x 7'8" (8.56 x 2.34)

Cottage style kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, gas hob and electric oven, plumbing for washing machine and dishwasher, window to side and rear, door to side, door down to cellar.

### **Cellar**

Power and lighting connected.

## **First Floor**

### **First Floor Landing**

Access to loft, doors to:

### **Bedroom One**

13'1" x 10'0" (3.99 x 3.05)

Radiator, window to front.

### **Bedroom Two**

11'5" x 8'11" (3.48 x 2.72)

Radiator, window to rear.

### **Bedroom Three**

7'6" x 6'5" (2.31 x 1.98)

Radiator, window to rear.

### **Bathroom**

Suite comprising bath unit, hand wash basin, low level w.c, tiled splash backs, window to rear.

## **Externally**

### **Rear Garden**

Paved patio, area laid to lawn.

## **Agents Notes**

Council Tax Band: B





GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.

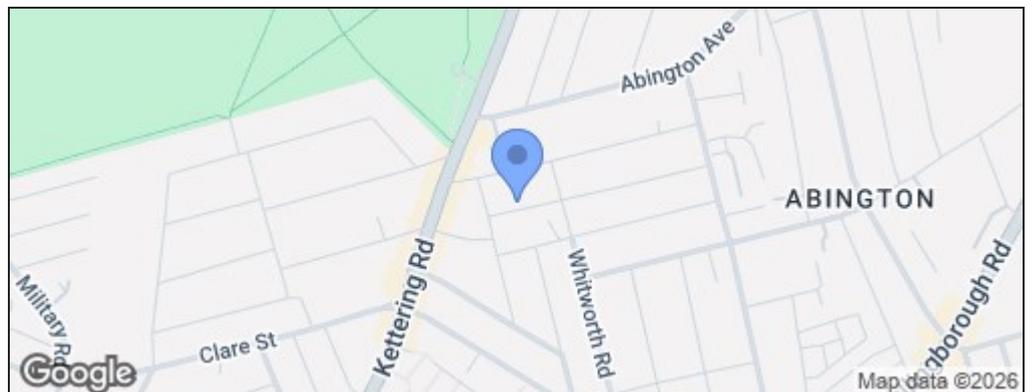
1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.9 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>71</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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