



## 58 Purser Road

Abington, Northampton, NN1 4PQ

£1,175 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON!

Available now!!

A three bedroom mid-terraced home in the popular area of Abington!!



Unfinished accommodation: open plan living room/dining room, kitchen, cellar, downstairs bathroom, three double bedrooms, rear garden. EPC Rating E. Council Tax Band B.

Entrance is gained via an original wooden front door opening into the entrance hallway with stairs rising to the first floor and a door to the living room. The large light and airy dual-aspect living room/dining room is newly carpeted and has wooden doors and built-in storage, plus a feature fireplace in the dining room.

The kitchen has a range of base and eye level cabinets, a stainless steel sink, an integrated oven and a four-ring gas hob with extractor hood over. The cellar is accessed from the kitchen. Please note, cellars are naturally damp environments and should not be used to store valuable/perishable items.

The downstairs bathroom is accessed via a rear porch off the kitchen, and this consists of a white hand wash basin, bath, toilet, and electric shower cubicle.

Carpeted stairs lead you to the first floor landing, which is also carpeted and contains a useful storage cupboard. Bedroom three is located to the rear of the house and is fully carpeted with a window overlooking the rear garden. Bedroom two is a good size double room, which is also fully carpeted with a window overlooking the rear garden. The master bedroom has a built-in storage cupboard and is carpeted with two windows to the front aspect, allowing in plenty of natural light.

The rear garden has a patio area, raised flower beds and a shed.

Living/Dining Room 23'10 x 10'10 (7.26m x 3.30m)

Kitchen 12'07 x 7'11 (3.84m x 2.41m)

Bathroom 11'01 x 6'11 (3.38m x 2.11m)

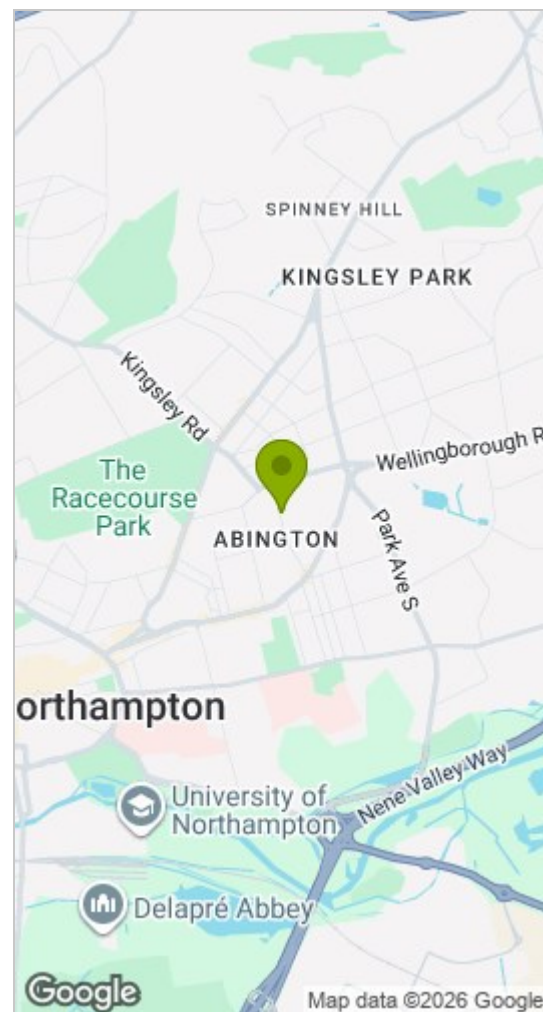
Bedroom One 14'04 x 10'04 (4.37m x 3.15m)

Bedroom Two 11'06 x 8'10 (3.51m x 2.69m)

Bedroom Three 12' x 7'11 (3.66m x 2.41m)

Garden 63 x 14 (19.20m x 4.27m)

## Area Map



## Energy Efficiency Rating

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		55	
(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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