



70A Abbey Street

, Northampton, NN5 5LN

£1,200 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.

Available Now

Situated within walking distance of Northampton Town Centre, this spacious three-bedroom terraced home offers well-proportioned accommodation ideally suited to a young family or couple looking for extra space. Residents' permit parking is available.



Unfurnished Accommodation: lounge, dining room, kitchen, bathroom, three double bedrooms and courtyard garden. EPC D, Council Tax A

The property is entered via a UPVC front door leading into a spacious living room with hardwood flooring, a front-facing window and radiator. To the rear of the property is a generous open-plan dining room, with the hardwood flooring continuing throughout. Stairs rise to the first floor from the dining area, while a UPVC door provides access to the enclosed rear courtyard garden. The kitchen is just off the dining room and is fitted with a range of base and eye-level units, stainless steel sink with chrome mixer tap, four-ring gas hob, electric oven and stainless steel extractor hood. A dishwasher is included for the tenant's use; however, the landlord will not be responsible for its repair or replacement.

Located off the kitchen is the ground floor family bathroom, finished with full-height wall tiling and tiled flooring. The suite comprises a panelled bath with mixer shower, low-level WC, wash hand basin with mixer tap, heated towel rail, wall mirror and a frosted side-facing window.

To the first floor are three genuine double bedrooms, all benefiting from excellent ceiling heights, creating a bright and spacious feel throughout. The Master bedroom overlooks the front aspect, whilst bedrooms two and three overlook the rear of the property. All bedrooms are carpeted and offer comfortable accommodation suitable for family living or those working from home.

Externally, the property enjoys a low-maintenance enclosed rear courtyard garden. Further benefits include UPVC double glazing, gas central heating and a convenient location within easy reach of Northampton Town Centre, local schools, shops, parks and transport links.

Please Note: Residents' permit parking applies within the area. The dishwasher is provided as a goodwill item and will not be repaired or replaced by the landlord should it fail during the tenancy.

Accommodation

Living Room 13'6" x 13'1" (4.11m x 3.99m)

Dining Room 13'10" x 13'4" (4.22m x 4.06m)

Kitchen 12'9" x 7'1" (3.89m x 2.16m)

Ground Floor Bathroom

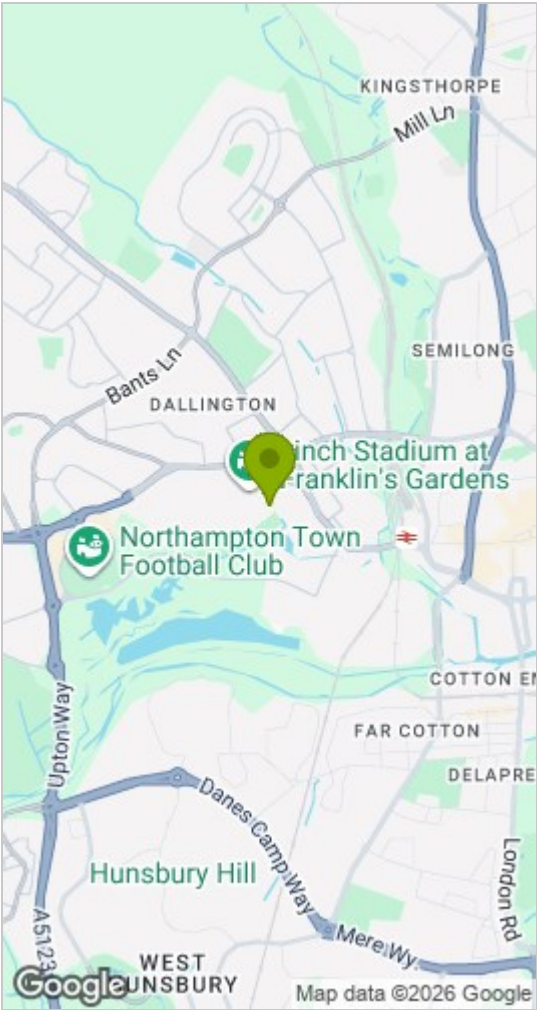
First Floor Landing 14'4" x 5'6" (4.37m x 1.68m)

Bedroom One 14'0" x 13'2" (4.27m x 4.01m)

Bedroom Two 13'11" x 7'6" (4.24m x 2.29m)

Bedroom Three 12'10" x 7'1" (3.91m x 2.16m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	75
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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