SERVICES

Main water, electricity and drainage are connected. There is no gas at the property. Space heating is through electric night storage radiators and domestic hot water is from an electric immersion heater.

COUNCIL TAX

West Northamptonshire Council - Band C

LOCAL AMENITIES

There are a variety of shops, restaurants and public houses and a number of niche retail outlets along the nearby Wellingborough Road. Northampton town centre is approximately one mile distant and the property is conveniently placed for access to Northampton General and St Andrews Hospitals. The Northampton School for Boys is also within walking distance.

HOW TO GET THERE

From Northampton town centre proceed in a easterly direction along the A4500 Wellingborough Road through Christchurch passing the Abington Park Hotel Public House on the left hand side. With Abington Park on the right continue to the roundabout junction and then take the left filter and proceed straight on into Abington Park North signposted towards Kettering. Take the first turning on the left into Ashburnham Road where the property then stands on the left hand side.

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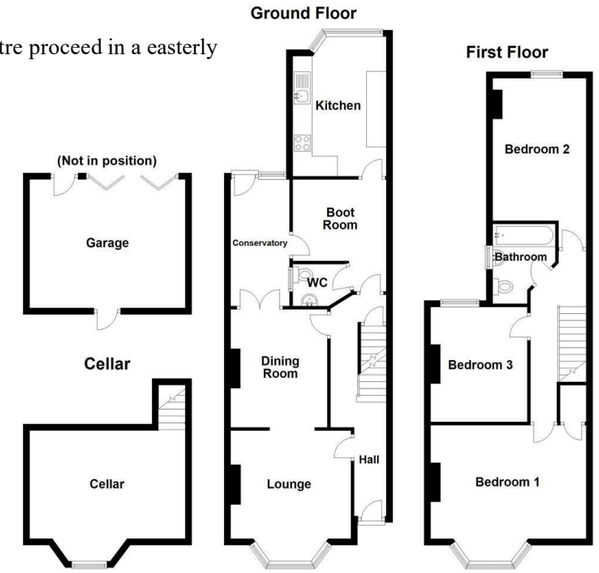

Not to scale. For illustrative purposes only

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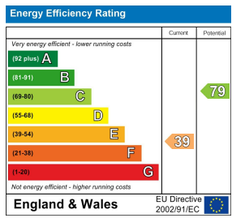

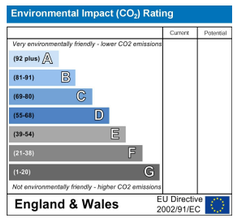

9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

136 Ashburnham Road, Abington, Northampton, NN1 4RB

Asking Price £275,000 Freehold

This attractive bay fronted red brick period townhouse offers spacious three bedroomed accommodation together with family bathroom as well as two reception rooms, a refitted kitchen, boot room and conservatory. The property has been well maintained by the present owners who have re-roofed the conservatory and redecorated that room and the property has the added benefit of a basement cellar together with a delightful sunny aspect south facing rear garden which leads onto a garage where there is vehicular access at the rear.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
23'3 x 5'7 maximum
Approached through an integral porch with a panelled front door above which there is a painted leaded light stained glass fan light, the main entrance hall contains the stairs rising to the first floor with under stairs access to the cellar and panelled doors leading to:-

LOUNGE
13'5 x 12'2
With an open hearth cast iron fireplace this room has a PVCU double glazed three casement bay window to the front elevation, electric night storage radiator, laminate flooring, fitted shelving and retractable sliding doors leading to:-

DINING ROOM
11'4 x 9'10
With a laminate flooring and an open hearth cast iron fireplace with shelving either side, electric night storage radiator, double leaf glazed doors open to the conservatory and there is a further door back to the hallway.

BOOT ROOM
9'6 x 8'8
Standing in the centre of the property with space for a freezer, this room has a ceramic tiled floor, doors to the conservatory, kitchen and cloakroom.

CLOAKROOM
5'0 x 4'4
With a white suite of WC and wash basin, this room has a panelled dado and an internal window to the conservatory.

CONSERVATORY
15'0 x 5'8
Re-roofed with a new mono pitch corrugated perspex roof, this room has been redecorated and has a glazed door opening to the rear garden.

KITCHEN
14'1 x 9'8
Refitted with high gloss floor and wall cabinets with laminated working surfaces and concealed worktop lighting there is a stainless steel sink unit, Zanussi integrated automatic dishwasher, Zanussi eye level oven and a four place ceramic hob standing beneath a stainless steel cooker hood. There is space for an American style fridge/freezer and the units incorporate vertical larder storage. The flooring is of oak laminate and there is a breakfast area beneath a glazed bay window to the rear garden.

BASEMENT CELLAR
15'8 x 11'11
Approached by an under stairs brick staircase the cellar has a brick floor, a high level window and houses the electricity meters. This room provides valuable storage space.

FIRST FLOOR

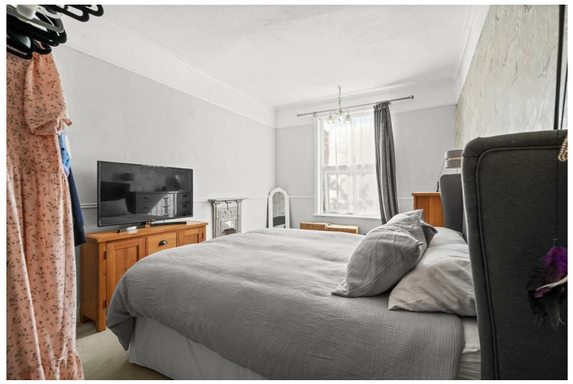
LANDING
17'7 x 5'6
With panelled doors leading to:-

BEDROOM ONE
14'8 x 13'10
This is a very spacious double room with a shelved closet and a three casement bay window to the front elevation where the focal point is the open hearth Arts and Crafts style cast iron fireplace.

BEDROOM THREE
11'8 x 9'9
Also with an open hearth cast iron fireplace, roof void access hatch and PVCU window to the rear elevation.

BATHROOM
8'1 x 6'4 maximum
Comprising a white suite of panelled bath with Triton TAT electric power shower over, pedestal wash basin and WC. Electric heated towel rail.

BEDROOM TWO
14'7 x 9'9
Another spacious double room also with an open hearth cast iron fireplace, picture and dado rail and PVCU window to the rear elevation.



OUTSIDE

REAR GARDEN
The very private south facing walled garden is approached by a block paved terrace leading to a pathway which is flanked by well stocked flower boarders containing a variety of mature flowering trees and shrubs. The pathway terminates at a further paved terrace where there is an ornamental fish pond and there is a access to:-

GARAGE
16'3 x 13'0
With folding access doors and a further pedestrian door, the garage has light and power connections and is approached by a communal access to the rear.

PROPERTY MAINTENANCE
The immersion heater to the property has been replaced in 2026 and the chimney stack at the rear has been re pointed and re haunched.

For further information on viewing call 01604 230222