



187 Broadway East

Abington, Northampton, NN3 2PS

£1,125 PCM



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

Available Now!!

A spacious and well-presented two bedroom terraced house, set within the sought after location of Abington. This is an ideal home for families or professionals seeking easy access to local amenities.



Unfurnished Accommodation: Entrance hall, kitchen/dining room, living room, two double bedrooms, bathroom, front and rear gardens. Energy Rating c. Northampton Council Tax Band A.

Entrance to the property is via a white UPVC door, which opens into the hallway, with wood-effect laminate flooring that extends through to the large living room. This room boasts a feature fireplace (for decorative purposes only) with a charming stone surround and a large front window, filling the space with plenty of natural light. With its neutral décor and wood-style flooring, this room provides an inviting space for relaxing and entertaining.

The kitchen/dining room has ample cabinetry at both eye and base level, plus extensive countertop space. A range of appliances including an electric induction hob, oven, washing machine, and dishwasher are provided but the landlord is not responsible for repairs or replacement of appliances (bar oven and hob). The dining area easily accommodates a four-seater table and chairs. A UPVC door with a stained glass design opens directly out to the extensive 75 foot rear garden. This outdoor space features a stone patio area, perfect for al fresco dining, and a lush lawn bordered by mature trees and shrubs, offering privacy and a pleasant green outlook. Two garden sheds provide additional storage, adding further convenience.

Upstairs, the fresh carpeting and clean décor continue, starting with the landing area that features built-in storage and a cosy window seat. The master bedroom is impressively spacious with double aspect views to both the front and rear. Further benefits include fitted wardrobes with ample hanging and storage space plus newly laid carpet. Bedroom two, positioned at the front, is a comfortable double room also benefiting from new carpet and built-in storage.

The bathroom has a three piece suite, including a bath with a mixer shower over, a hand wash basin, and a low-level toilet. This room is finished with tiled walls, vinyl flooring and a chrome heated towel rail.

The house has been recently redecorated throughout, with new carpets fitted across the first floor, creating a fresh and comfortable environment ready for new occupants. There is a low maintenance front garden, bordered by a brick wall, welcoming you to this ideal family home.

With its excellent location, close to Abington Park, Town Centre, Weston Favell and great public transport links, this property combines comfort, convenience, and charm. Book a viewing today!

Entrance Hall 7'07 x 5'08 (2.31m x 1.73m)

Kitchen/Dining Room 15'10 x 11'09 (4.83m x 3.58m)

Living Room 15'11 x 10'11 (4.85m x 3.33m)

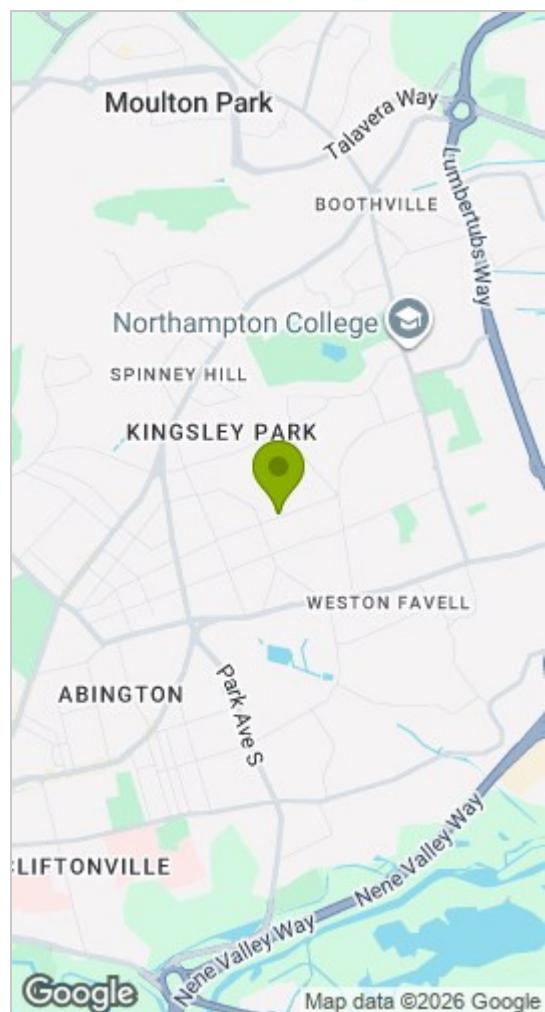
Bedroom One 15'10 x 10'10 (4.83m x 3.30m)

Bedroom Two 9'08 x 8'10 (2.95m x 2.69m)

Bathroom 6'04 x 5'09 (1.93m x 1.75m)

Garden 74' x 22'08 (22.56m x 6.91m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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