



39 Purser Road

Abington, Northampton, NN1 4PG

£1,175 Per Calendar Month



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Available now!!

A well-presented three bedroom, bay-fronted Victorian terraced home situated in the highly sought after location of Abington.



Property Description

Unfurnished accommodation; entrance hall, living room, kitchen, cellar, bathroom, rear garden, three bedrooms and cloakroom. Council Tax Band – B & Energy Rating - D.

Entrance to this family home is gained via a traditional front door opening into the entrance hall which has recently been redecorated and has exposed wooden floorboards. The dual aspect open plan living room has exposed wooden flooring, a working log burner, exposed brick walls and a feature fireplace. The fully fitted kitchen has a range of base and eye level storage cupboards, and also boasts underfloor heating, exposed brickwork and a feature chalk-board wall. A gas hob and electric oven are provided and there is space for a dishwasher, washing machine and fridge freezer, but these are not provided. The ground floor bathroom has a white three-piece suite including hand wash basin, toilet, bath with rainfall shower over. There is a cellar, but please note, cellars are damp environments and should not be used for storing valuable items.

Carpeted stairs rising to the first-floor landing provides access to all rooms. Bedroom three has a single glazed window overlooking the rear garden and painted exposed floorboards. Bedroom two is a double bedroom with a single glazed rear window overlooking the garden. The cloakroom has laminate-effect flooring and a heated towel rail. The master bedroom is a large double room with UPVC double glazing, varnished wooden floorboards and exposed brick wall.

Externally, the property has a semi-private enclosed rear garden with artificial grass and decked area. The property benefits from gas central heating throughout, partial double glazing and underfloor heating to the kitchen and bathroom.

Entrance Hall

Lounge 24'04 x 11'04 (7.42m x 3.45m)

Kitchen 20'06 x 7'10 (6.25m x 2.39m)

Garden 33'05 x 14'02 (10.19m x 4.32m)

Bathroom 8'02 x 7'02 (2.49m x 2.18m)

Master Bedroom 14'04 x 10'07 (4.37m x 3.23m)

Bedroom 2 11'11 x 8'08 (3.63m x 2.64m)

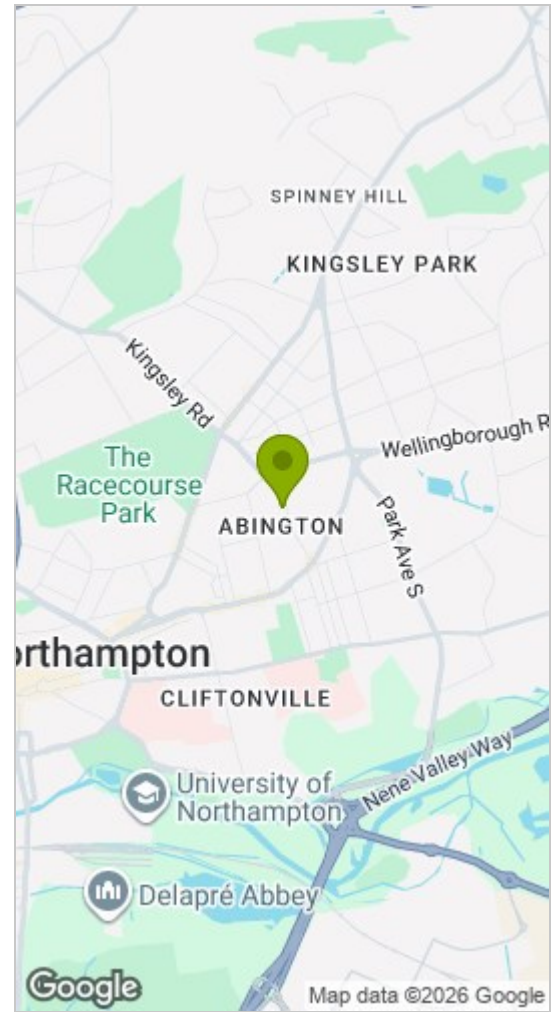
Bedroom 3 8'06 x 7'10 (2.59m x 2.39m)

Cloakroom 5'02 x 2'11 (1.57m x 0.89m)

Area Description

Abington is a highly sought after area in Northampton due to its close proximity to the Town Centre, Northampton General Hospital and Wellingborough Road, with many local schools and shopping facilities. Abington Park and the Racecourse are just a short walk away for those who like to get out into nature.

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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