



94 Adnitt Road

Abington, Northampton, NN1 4NG

£1,200 PCM



IF YOU WOULD LIKE TO BOOK A VIEWING PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO TO REGISTER YOUR INTEREST.

Available 16/03/2026

A spacious two double bedroom, bay-fronted terraced house, located in the heart of Abington, offering large living spaces and neutral décor throughout.



Unfurnished Accommodation: Entrance hall, living room, dining room, kitchen, utility, cloakroom, cellar, two double bedrooms, bathroom and rear garden. Pets are considered. Energy rating D - Council Tax Band C

Entrance to this ideal family home is gained via UPVC door with frosted glass centre opening into an inviting entrance hall which provides access to all rooms on the ground floor and stairs to the first floor.

The light and airy living room benefits from an abundance of natural light from the bay window to the front and boasts a decorative fireplace and wood flooring. Sliding wooden doors open into the dining room, a spacious area with a glazed French door that leads to garden and a small patio area.

The kitchen featuring tiled flooring and modern wood-effect kitchen worktops, includes a gas hob, an electric oven, and ample bases and eye level cupboards and draws. Access into the cellar is via a door in the kitchen. The cellar is mainly for the landlord's storage, but tenants can use it at their own risk. Additional conveniences include a utility room with worktop area and space for a washing machine and dishwasher. Cloakroom with tiled floor, white low-level toilet and hand wash basin. There is also a door leading to the rear garden.

Upstairs, you will discover two generously sized double bedrooms. The second bedroom, located in the centre of the property is carpeted with a window overlooking the rear garden. The master bedroom has a two large windows to the front aspect and a built-in cupboard, the room offers ample storage space. The bathroom is presented with a three-piece suite, including a bath with mains fed shower over, a wash basin and a toilet.

The property also benefits from UPVC double glazing and gas-fired radiator heating via a combi boiler, ensuring comfort year-round. Externally, you'll appreciate a well-maintained south facing rear garden, complete with side and rear patio area, trees, and foliage border. Raised fence panels for added privacy and security and storage shed.

Don't miss the opportunity to make Adnitt Road your new home. Email us today to schedule a viewing!

Entrance Hall 10'08 x 2'06 (3.25m x 0.76m)

Lounge/Dinning 24'05 x 10'06 (7.44m x 3.20m)

Kitchen 11'08 x 5'06 (3.56m x 1.68m)

Utility Room 8'01 x 5'06 (2.46m x 1.68m)

Bedroom One 14'09 x 10'06 (4.50m x 3.20m)

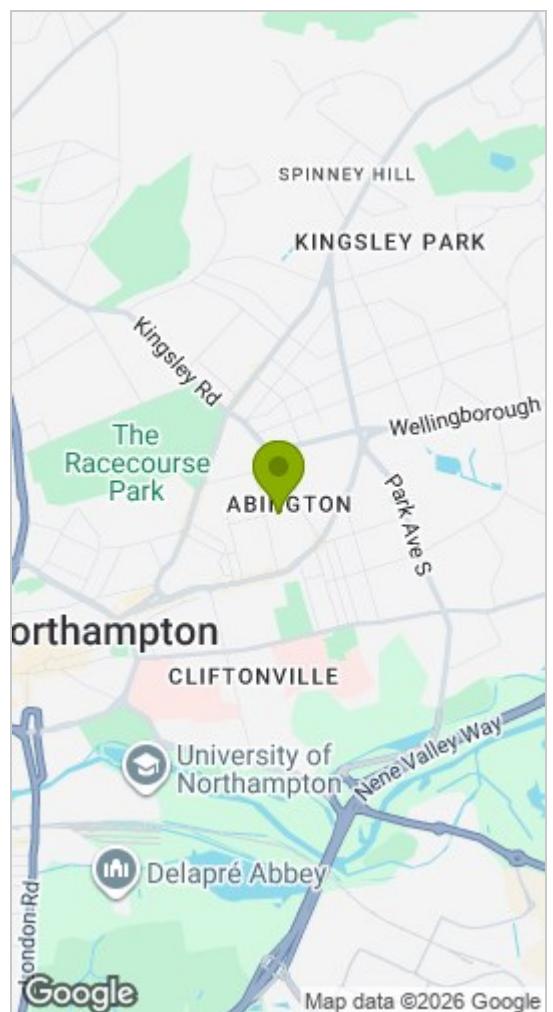
Bedroom Two 11'05 x 9'09 (3.48m x 2.97m)

Bathroom 10'06 x 7'10 (3.20m x 2.39m)

Rear Garden 52'08 x 15'01 (16.05m x 4.60m)

Side Patio Area 20'05 x 6'04 (6.22m x 1.93m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		66
(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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