



## 73 Lutterworth Road

Abington, Northampton, NN1 5JP

£1,250 PCM



IF YOU WOULD LIKE TO BOOK A VIEWING PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU.

Available to move into NOW!

A three bedroom Victorian bay fronted terraced house in the popular location of Abington, within walking distance of Abington Park and Northampton School for Boys.



Unfurnished Accommodation: Entrance hall, living room/dining room, kitchen/breakfast room, cellar, rear porch, cloakroom, three bedrooms, bathroom. No pets permitted. Maximum two sharers. Maximum two children. Energy Rating E. West Northamptonshire Council Tax Band B.

The front door opens into the carpeted entrance hall, which contains the stairs leading to the first floor. The living and dining rooms have been knocked through, separated by an arched wall. The bay window to the front and the window to the rear provide plenty of natural light and ventilation into this room. Period features such as high ceilings, picture rails and a decorative fireplace add to the character charm.

The spacious kitchen/breakfast room has pale grey gloss cabinets with dark worktops. Appliances include a gas hob, an electric oven, an under-counter fridge, an under-counter freezer and a freestanding washing machine, but the landlord is not liable for repair or replacement of the washing machine. The cellar is accessed via the kitchen, but please note, as cellars are naturally damp environments, they should not be used to store valuable or perishable items. At the end of the kitchen is the rear porch, which has a door leading to the garden and a door to the cloakroom, which has a sink and toilet.

Upstairs, there are three bedrooms and the bathroom. The master has two windows overlooking Lutterworth Road and two built-in floor to ceiling storage cupboards. Bedroom two is in the middle and has a window overlooking the rear garden, with a built-in floor to ceiling storage cupboard. The single bedroom is at the rear, with a window overlooking the garden and brand new carpet. The bathroom has a white suite consisting of shower over the bath, with a folding shower screen and brand new vinyl flooring.

To the front, there is a small walled garden allowing space for recycling boxes and to the rear, small walls surround the low maintenance rear garden, with a decked area and a paved area which continues to the side of the house.

Street parking is available and there is no permit required. This property is majority upvc double glazed and has gas fired radiator heating. It is ideally located within walking distance to Northampton School For Boys, Abington Park, Wellingborough Road, with St Andrews and Northampton General hospitals.

Hallway 10'04 x 2'10 (3.15m x 0.86m)

Living Room 10'05 min x 9'08 min (3.18m min x 2.95m min)

Dining Room 11'05 x 10'01 (3.48m x 3.07m)

Kitchen/Breakfast Room 17'02 x 7'09 (5.23m x 2.36m)

Rear Porch/Cloakroom 8'05 x 2'10 (2.57m x 0.86m)

Garden 24'05 min x 14'09 (7.44m min x 4.50m)

Upstairs Landing 15'05 x 4'09 (4.70m x 1.45m)

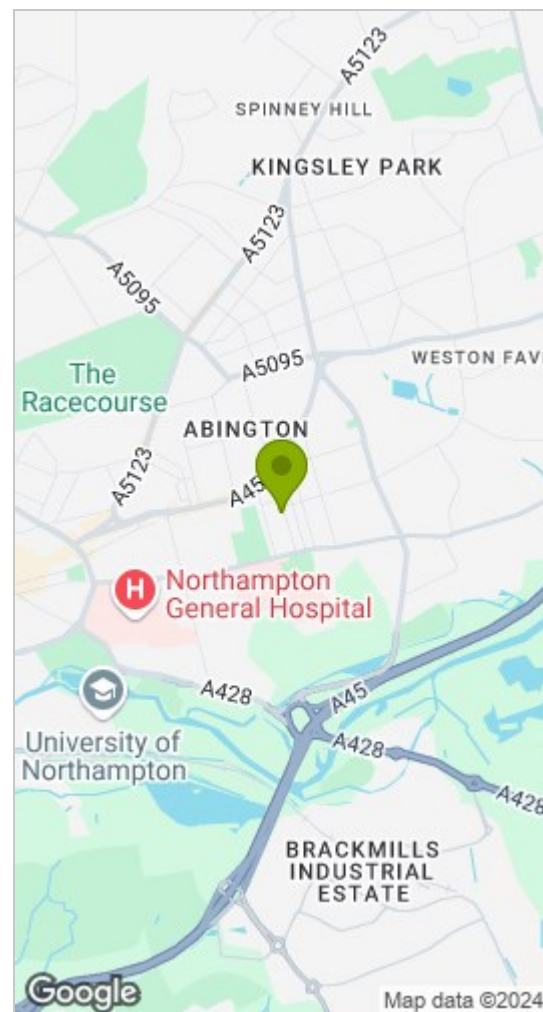
Bedroom One 12'10 x 10'05 (3.91m x 3.18m)

Bedroom Two 11'06 x 7'07 min (3.51m x 2.31m min)

Bedroom Three 9'01 x 7'09 (2.77m x 2.36m)

Bathroom 7'08 x 5' max (2.34m x 1.52m max)

## Area Map



## Energy Efficiency Rating

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

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