

35 Sandringham road  
Abington  
Northamptonshire  
NN1 5NA

£290,000



OSCAR JAMES  
...expect excellence



## WHAT'S GREAT?

This stunning three double bedroom, mid terrace property situated in the highly sought after area of Abington has been refurbished throughout to a high specification.

Abington offers a wide range of eateries, trendy bars, coffee shops and schooling along with excellent commuter links and is arguably one of the town's most popular locations.

This stunning home simply must be viewed to be fully appreciated and offers spacious accommodation over two floors which comprises; welcoming entrance hall, open plan living room with fire place, bay window and double doors opening up to the dining room with newly installed door to the rear garden, a downstairs w/c and access to the cellar.

The bespoke shaker style kitchen comes fitted with integrated appliances,

solid oak worktop, breakfast bar and porcelain tiles. The current vendors have installed double doors off the kitchen to allow for access out to the rear of the property.

To the first floor you will find three double bedrooms and a recently refitted four piece bathroom suite.

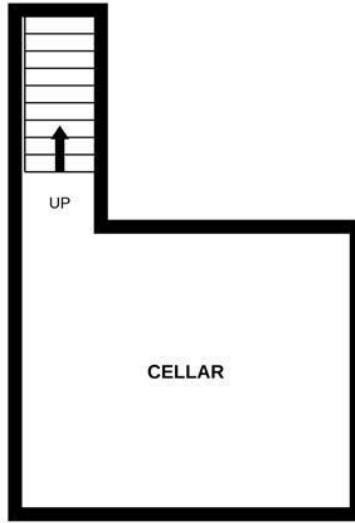
Externally the rear garden has been newly landscaped with artificial grass area and stunning new patio. There is also gated access to the rear service road.

To fully appreciate this gorgeous Victorian property, please call sole selling agents Oscar James on 01604 622722 today!

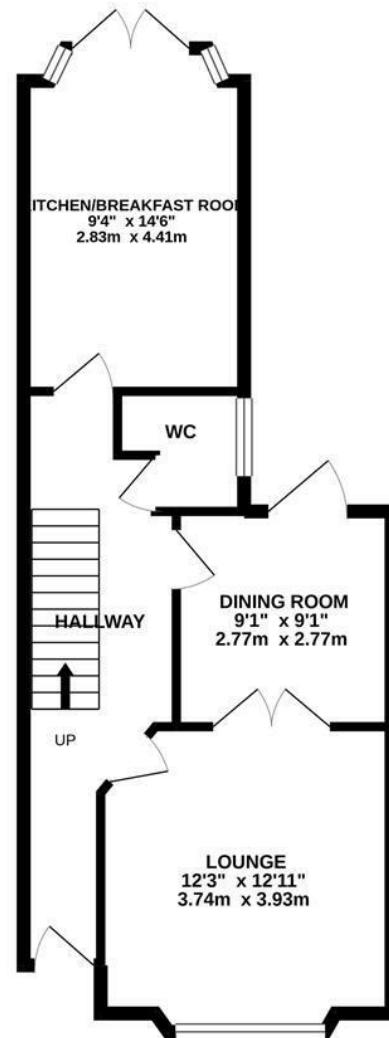
...expect excellence

# FLOOR PLAN

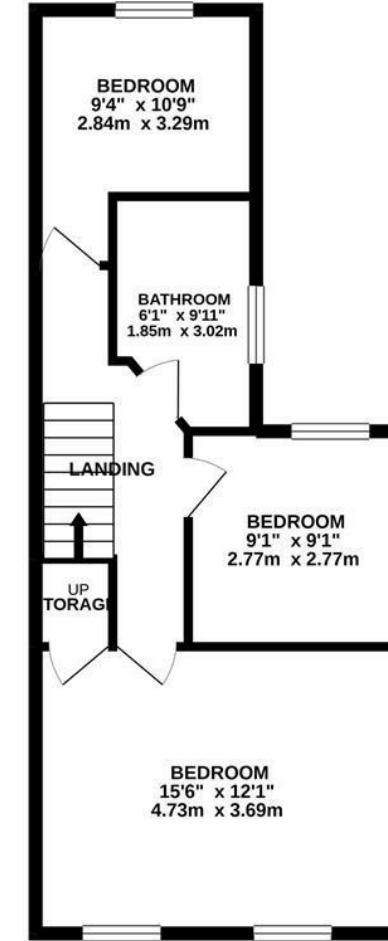
BASEMENT  
208 sq.ft. (19.3 sq.m.) approx.



GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020



## AT A GLANCE...



Spacious living room with bay window and fire place



Three double bedrooms with the master benefitting from built in wardrobes



Low maintenance garden with rear access



Stunning kitchen with solid oak worktops and breakfast bar



Four piece family bathroom suite



On street parking





## SELLER'S SECRET

We purchased this as our first time purchase back in 2015. The property was in need of some updating throughout and over time we have improved the bathroom and kitchen, which we have been really happy with!

We are simply looking at staying in the area and have identified a property to purchase once we sell Sandringham Road.



### why we like it....

This really is a stunning home and would make a great purchase. The area sells itself, with it being so close to the park, Wellingborough road and a short distance to the town centre.

To avoid missing out book your viewing today by calling the office on 01604 622722.

To buy or not to buy....

---

---

---

---

---

---

**OSCAR JAMES**

336 Wellingborough Road | Northampton |  
NN1 4ES  
01604 622722  
[www.oscar-james.com](http://www.oscar-james.com)