45 Ethel Street
Abington
NORTHAMPTON
NN1 5ER

£195,000

- VICTORIAN TERRACE
- WALKING DISTANCE TO TOWN CENTRE
- UPSTAIRS BATHROOM
- GAS CENTRAL HEATING
- NO UPPER CHAIN
- TWO BEDROOMS
- DOWNSTAIRS WC
- UTILITY ROOM
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING: D

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A two bedroom Victorian terraced home within easy walking distance of Northampton Town Centre, offered with no upper chain. The property offers a spacious lounge/diner, kitchen, utility room, downstairs WC, with two double bedrooms and a bathroom to the first floor. There is also a usable cellar with radiator, power and light. The property also benefits from UPVC double glazing, gas central heating, and a enclosed rear garden.

Ground Floor

Entrance Hall
Enter via UPVC double glazed frosted door, radiator, stairs to first floor.

Lounge/Dining Room
21'11" x 10'9" (6.70 x 3.28)

Lounge Area
Fireplace with marble hearth surround and wooden mantle over, recess to side of chimney breast, radiator, window to front elevation.

Dining Area
Radiator, door to cellar, window to rear garden.

Kitchen
9'10" x 6'7" (3.00 x 2.01)
Fitted with base and wall mounted cupboards, inset single drainer stainless steel sink unit, built in single oven, inset electric hob with extractor fan over, integrated fridge, radiator, half tiling to walls, window and fully glazed UPVC door to rear garden.

Rear Lobby
Door to utility room and downstairs cloakroom.

Downstairs Cloakroom
Close coupled W/C with wash hand basin over, radiator, window to side elevation.

Utility Room
Plumbing for washing machine, space for tall standing fridge/freezer, gas fired central heating boiler, work surface area, tiling to walls, radiator, frosted window to rear elevation.

Cellar
13'11" x 11'3" (4.25 x 3.43)
Carpeted cellar with radiator, power sockets and light.

First Floor

Landing
Head of stairs storage cupboard, access to loft area.

Bedroom One
14'2" x 10'5" (4.32 x 3.20)
Recesses to side of chimney breast, radiator, two windows to front elevation.

Bedroom Two
11'2" x 8'4" (3.42 x 2.56)
Radiator, window to rear elevation.

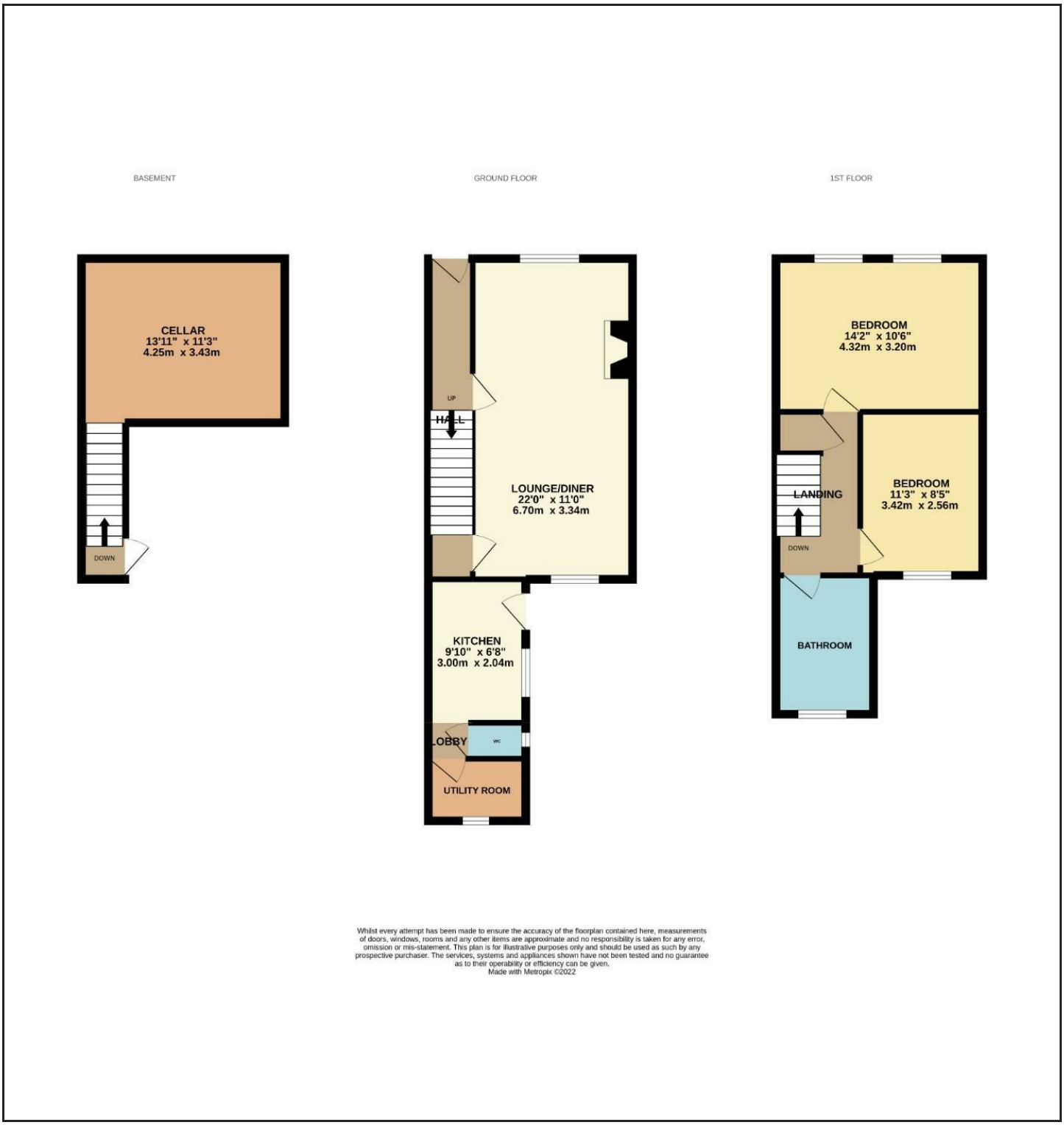
Bathroom
Fitted with a three piece white suite of panel bath with shower over and screen, wash hand basin with vanity cupboard under, close coupled W/C, tiled floor, full height tiling to walls, radiator, frosted window to rear elevation.

Externally

Rear Garden
Covered area leading out on to split level courtyard with raised flower and shrub beds, low level brick retaining walls, timber tool shed, security light, outside cold water tap. The outside is fully enclosed by timber panel fencing.

Agents Notes
Local Authority: West Northamptonshire Council
Council Tax Band - A

SONY



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.
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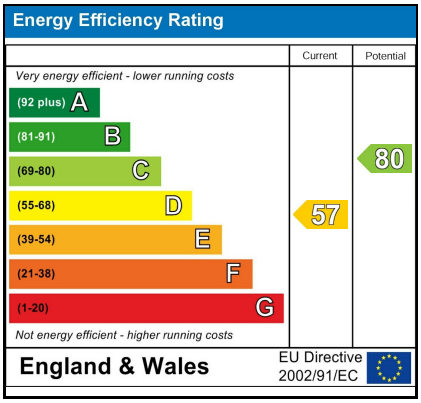

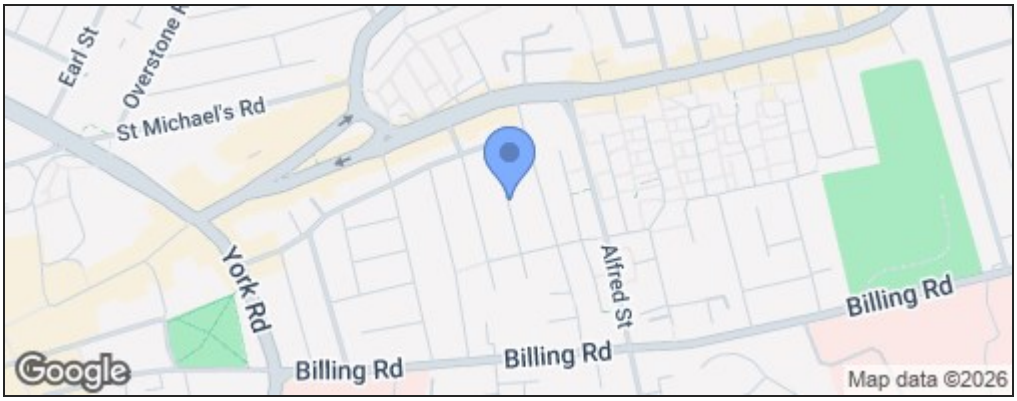

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