

**86 Lower Thrift Street  
Abington  
NORTHAMPTON  
NN1 5HP**

**Guide Price £184,995**



- **VICTORIAN TERRACE**
- **DOWNSTAIRS BATHROOM**
- **IN NEED OF REFURBISHMENT**
- **SOLD VIA INFORMAL TENDER**
- **THREE BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **REAR GARDEN**
- **ENERGY EFFICIENCY RATING : TBC**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A three bedroom Victorian terrace property located in the heart of Abington, in need of refurbishment throughout. With accommodation comprising in brief; entrance hall, lounge/diner, kitchen, and a bathroom to the ground floor, with three bedrooms to the first floor. The property also benefits from UPVC double glazing, a cellar, a rear garden, and no upper chain. The property is being sold via informal tender, with sealed bids to be opened at 5pm on Monday 8th August.

## **Ground Floor**

### **Entrance Hall**

Enter via UPVC door, stairs rising to first floor.

### **Lounge / Diner**

22'7" x 10'11" (6.89 x 3.35)

Two UPVC windows to front and rear aspects, two gas fireplaces.

### **Kitchen**

9'10" x 7'2" (3.00 x 2.19)

UPVC window to side aspect, wall and base units with roll top work surfaces, stainless steel sink and drainer, space for various appliances.

### **Rear Lobby**

UPVC door leading to rear garden.

### **Bathroom**

8'5" reducing to 5'3" x 7'2" (2.58 reducing to 1.62 x 2.19)

Obscure UPVC window to rear aspect, bath unit, low level wc, pedestal wash hand basin, wall mounted hot water boiler.

### **Cellar**

Housing gas and electric meters.

## **First Floor**

### **Bedroom One**

13'11" x 10'4" (4.26 x 3.15)

UPVC window to front aspect.

### **Bedroom Two**

11'10" x 8'7" (3.62 x 2.64)

UPVC window to rear aspect.

### **Bedroom Three**

9'9" x 7'2" (2.98 x 2.20)

UPVC window to rear aspect.

## **Externally**

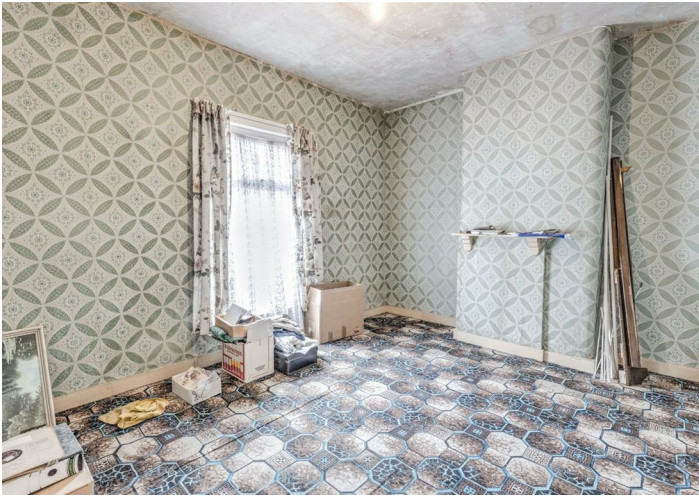
### **Rear Garden**

Enclosed by wooden fencing and brick walls.

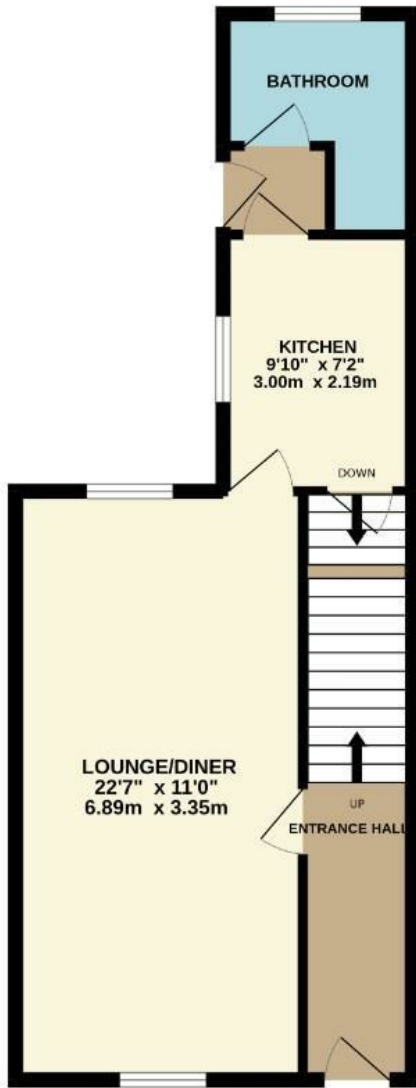
## **Agents Note**

Council Tax Band - A

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GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 893 sq.ft. (83.0 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.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.