37 Sandringham Road

NORTHAMPTON
NN1 5NA

£285,000









- THREE BEDROOM
- SEPARATE RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- GARDEN TO REAR
- MID TERRACE
- CELLAR
- GAS TO RADIATOR HEATING
- ENERGY EFFICIENCY RATING: D

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

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A well presented, three bedroom, mid terrace Victorian property situated in the popular area of Abington, close to Abington Park and the Bandstand. Accommodation comprises in brief: entrance hall, lounge, dining room, kitchen/breakfast room, three bedrooms, family bathroom and cellar. Additional benefits include UPVC double glazing, gas to radiator heating, gardens to rear with access via service road. Viewing strongly recommended.

Ground Floor

Entrance Hall
Radiator, laminate flooring.

Lounge
12'2" x 12'2" into bay (3.73 x 3.73 into bay)
Feature fireplace, laminate flooring, radiator, UPVC double glazed bay window to front with fitted shutter blinds.

Dining Room
15'8" x 11'5" (4.778 x 3.48)
Stairs leading to first floor landing, laminate flooring, radiator, UPVC double glazed French doors to rear, door to cellar.

Kitchen/Breakfast Room
23'5" max x 9'1" (7.16 max x 2.79)
Modern fitted kitchen comprising sink unit with base cupboards under, a range of floor standing cupboards with work tops above, eye level cupboards, built in electric hob with extractor fan above, built in electric oven, built in dishwasher and washing machine, large built in storage cupboard, tiled flooring, radiator, double glazed French doors and window to rear.

Cloakroom
Suite comprising low level WC, hand wash basin, radiator, tiled splash areas, tiled flooring, wall mounted gas fired boiler, UPVC double glazed window to side.

First Floor

Landing
Doors to:

Bedroom One
15'7" x 10'10" (4.76 x 3.31)
Radiator, two UPVC double glazed windows to front with fitted shutter blinds.

Bedroom Two
11'3" x 10'0" (3.44 x 3.07)
Radiator, UPVC double glazed window to rear.

Bedroom Three
13'1" x 9'4" (4.01 x 2.87)
Radiator, UPVC double glazed window to rear.

Shower Room
Suite comprising large walk in shower cubicle with shower unit above, hand wash basin, low level WC, tiled flooring, heated towel rail, UPVC double glazed window to side.

Externally

Rear Garden
Paved patio area leading to lawn, raised flower beds, wall and timber gated access to service road.

Agents Notes
Council Tax Band: C

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.










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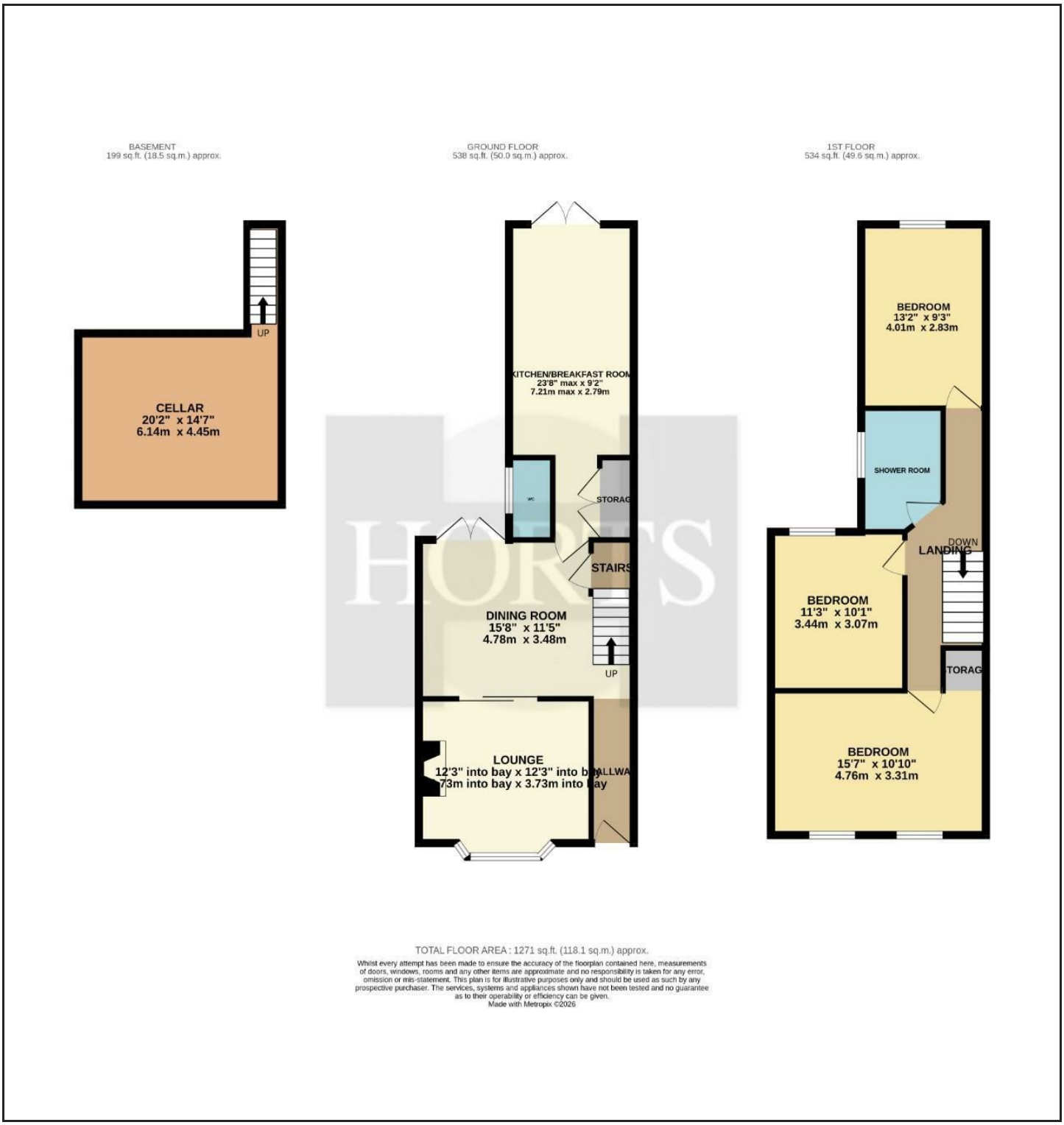
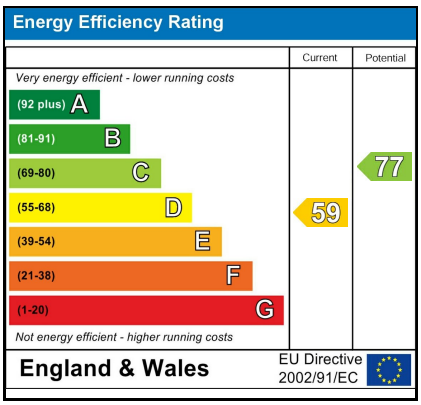
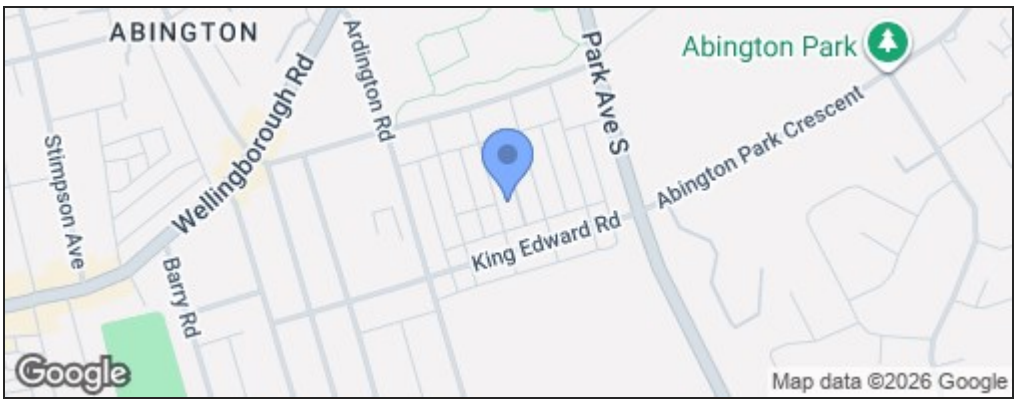
Little one











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 firms employment has the authority to make or give any representation or warranty in respect of the property.