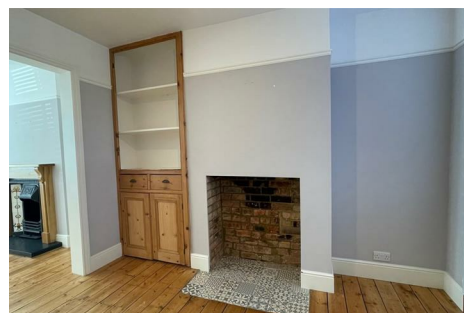


**30 Purser Road  
Abington  
NORTHAMPTON  
NN1 4PQ**

**£225,000**



- MID-TERRACE HOME
- FULLY REFURBISHED
- GAS CENTRAL HEATING
- SOME ORIGINAL FEATURES

- TWO BEDROOMS
- DOWNSTAIRS W/C
- DOUBLE GLAZED
- ENERGY EFFICIENCY RATING: E

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PERSONAL • PROFESSIONAL • PROACTIVE

Located in the heart of Abington this fully refurbished bay fronted terrace home offers two bedrooms, a through lounge dining room, good sized kitchen, utility room, downstairs toilet, large first floor bathroom and a fully enclosed rear garden. The property had been fully redecorated throughout, has strip floors and retains many original features. The heating is via radiators and all the windows are double glazed.

### **Entrance Hall**

Entry through partly glazed composite door with frosted window above, strip wood floor, radiator, stairs rising to first floor landing with access to cellar beneath.

### **Lounge/Dining Room**

23'10" x 10'9" max (7.27 x 3.3 max)

### **Lounge Area**

10'9" x 10'2" max (3.3 x 3.1 max)

Feature fireplace with tiled surround, recesses to side of chimney breast, dado rail, stripped wood floor, radiator, bay window to front elevation.

### **Dining Area**

11'5" x 8'6" max (3.5 x 2.61 max)

Original strip wood cupboard to side of chimney breast with shelving, strip wood floor, radiator and window to rear elevation.

### **Kitchen**

10'9" x 7'2" (3.28 x 2.2)

Fitted in modern wall and base mounted cupboards with roll top surface space, inset single drainer sink unit, built-in oven, inset gas hob with extractor fan over, half tiling, gas fired central heating boiler, window to side elevation.

### **Utility Room**

7'10" x 7'6" max (2.4 x 2.3 max)

Plumbing for washing machine, window to side elevation.

### **W/C**

Low level W/C, half tiling to walls, frosted window to rear elevation.

### **Cellar**

14'1" x 10'5" (4.3 x 3.18)

Single cellar with light and power.

### **First Floor**

#### **Landing**

Access to loft area.

#### **Bedroom One**

14'1" x 10'2" max (4.3 x 3.1 max)

Decorative fire place, original cupboard to side of chimney breast, two radiators and two windows to the front elevation.

#### **Bedroom Two**

11'5" x 8'6" max (3.5 x 2.6 max)

Decorative fireplace, recesses to side of chimney breast, radiator and window over looking rear garden.

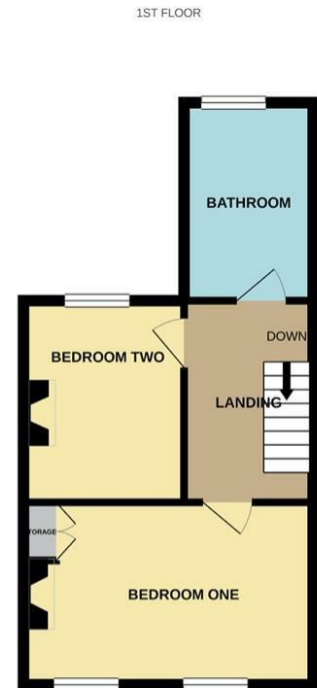
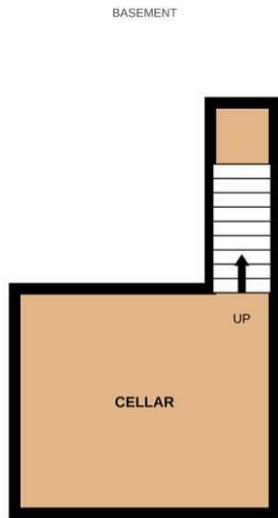
**Bathroom**

Three piece suite comprising of P-shaped bath with shower and screen, full height tiling to bath and shower area, pedestal wash hand basin with tiled splash back, closed couple W/C, old school radiator, window to rear elevation.

**Externally****Rear Garden**

Paved patio area onto lawn with flower and shrub beds, further gravelled area to the rear, outside cold water tap. The rear garden is fully enclosed by medium height brick retaining wall and timber panel fencing.





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>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.