29 Beech Avenue
Abington
NORTHAMPTON
NN3 2HE

Offers Over £250,000









- MATURE SEMI-DETACHED
- SEPARATE RECEPTION ROOMS
- LARGE REAR GARDEN
- NO UPPER CHAIN
- THREE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- CLOSE TO ABINGTON PARK
- ENERGY EFFICIENCY RATING : E

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The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

A spacious three bedroom semi detached property offered with no chain, situated in this desirable part of Abington on a wide road, very close to Abington Park and local amenities. With accommodation comprising in brief; entrance hall, lounge, dining room, and kitchen to the ground floor, with three bedrooms and a bathroom to the first floor. The property also benefits from UPVC double glazing, a cellar, and a large rear garden with side access.

Ground Floor

Entrance Hall
Enter via UPVC door, stairs to first floor, door leading to cellar, storage heater.

Lounge
13'1" into bay x 11'8" (4.00 into bay x 3.56)
Bay UPVC window to front aspect, gas fireplace.

Dining Room
16'5" x 8'10" (5.01 x 2.71)
UPVC window to side aspect, UPVC patio doors to rear, gas fireplace, storage heater.

Kitchen / Breakfast Room
9'8" x 8'10" (2.95 x 2.71)
UPVC window and door to rear, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, breakfast bar, wall mounted water heater, complementary tiling, ceramic tiled flooring, wall heater.

First Floor

Landing
Loft access, storage cupboard.

Bedroom One
15'3" x 12'4" into bay (4.67 x 3.78 into bay)
Bay UPVC window to front aspect, fitted wardrobe, storage heater.

Bedroom Two
9'10" x 9'10" (3.01 x 3.01)
UPVC window to rear aspect, wardrobe, storage heater.

Bedroom Three
11'10" (reducing to 9'4") x 8'11" (3.62 (reducing to 2.86) x 2.73)
UPVC window to rear aspect, storage heater.

Bathroom
5'11" x 5'10" max (1.82 x 1.80 max)
Obscure UPVC window to side aspect, bath unit with shower over, low level wc, pedestal wash hand basin, ceramic tiled flooring and walls, wall heater.

Externally

Front Garden
Various paving, enclosed by low level brick walls.

Rear Garden
Block paved patio leading to large lawn area, various flower and shrub beds and borders, wooden shed, gated side access, enclosed by low brick walls and wooden fencing.

Agents Notes
Local Authority: West Northamptonshire
Council Tax Band: C

Please note, the house is situated next door to a house of multiple occupancy.







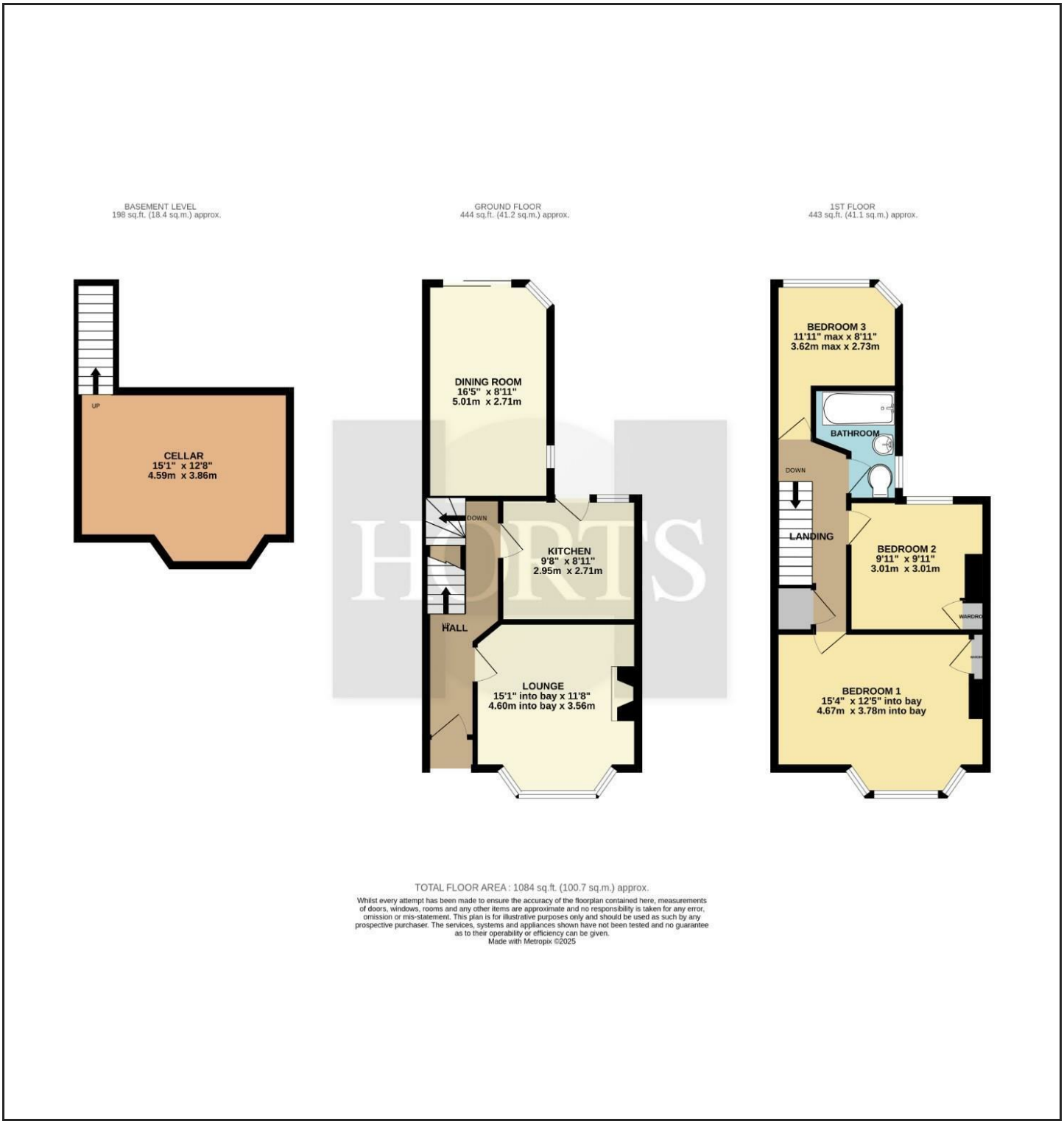


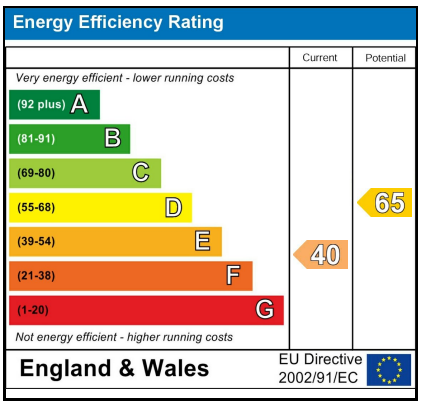


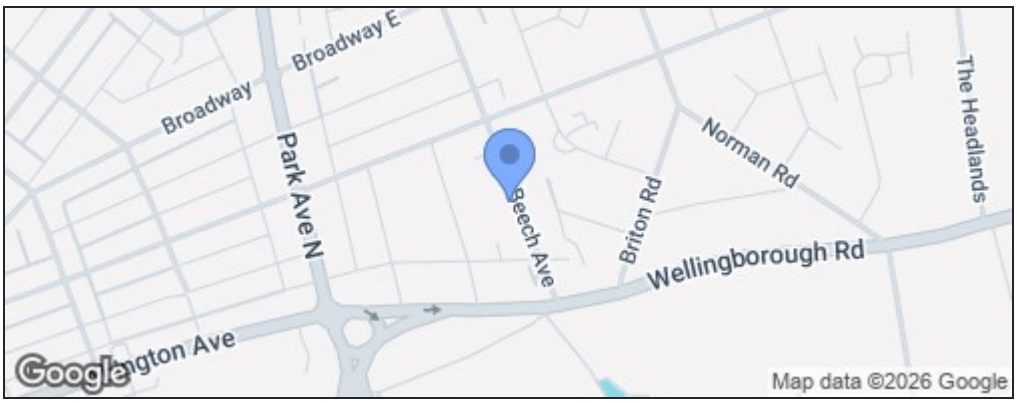












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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must 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.