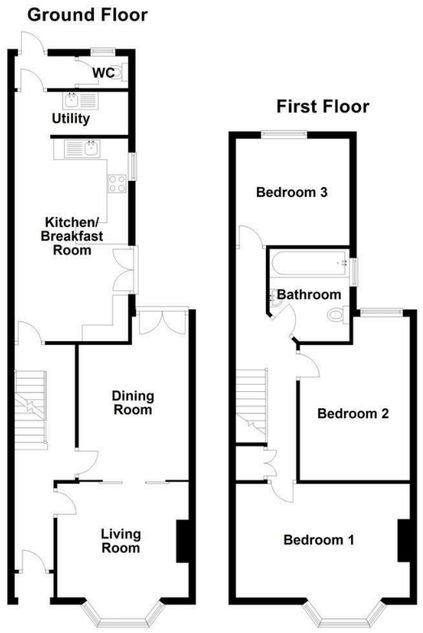
schools include secondary schooling at Northampton School for Boys on the Billing Road and primary schooling at Weston Favell Primary School on the Wellingborough Road. Motorway access is via Rushmere Road to Junction 15.

HOW TO GET THERE

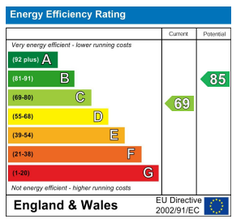
From Northampton town centre proceed along the Wellingborough Road passing Sainsburys minimart and turn left into Adams Avenue. At the junction turn right into Billington Street and first left into Bostock Avenue.

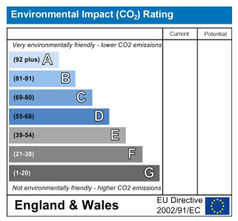
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Not to scale. For illustrative purposes only

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9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

70 Bostock Avenue, Abington, Northampton, Northamptonshire, NN1 4LN



Asking Price £265,000 Freehold

A double bay fronted period property standing in a popular tree lined location within walking distance of the Wellingborough Road shopping parade. In brief the accommodation comprises; entrance hall with door to cellar, sitting room, dining room with French doors to the rear garden, kitchen/breakfast room with French doors to the rear garden, cloakroom/wc and utility area on the ground floor. On the first floor are three double bedrooms and a family bathroom. There is an enclosed rear garden and further features include gas radiator central heating and double glazed windows. The property is currently occupied under a Periodic Assured Shorthold Tenancy at a rent passing of £1350 per calendar month giving a gross income of £16,200 per annum making this property an ideal turn key rental investment with 6.11% rental yield.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Enter via double glazed front door to entrance hall. Staircase ascending to first floor with access to the cellar below. Radiator. Doors to sitting room, dining room and kitchen.

SITTING ROOM
12'7 (into bay) x 12'2
Walk-in double glazed bay window to front aspect with radiator. Feature 'Adam' style fireplace. Ceiling cornices and dado rail. Sliding doors to dining room.



DINING ROOM
15'4 x 10'3 (maximum)
Double glazed French doors to rear garden. Radiator. Ceiling cornices and dado rail.



KITCHEN/BREAKFAST
18'7 x 9'2
A range of base and eye level units comprising; stainless steel one and a half bowl single drainer sink unit with mixer tap and cupboard under. Built-in gas hob with electric oven under and stainless steel canopy extractor fan over. Roll edge work surfaces and tiled splash back areas. Integrated dishwasher. Wall mounted gas boiler. Radiator. Double glazed window to side aspect and double glazed French doors to rear garden. Doorway to utility.



UTILITY
Wall mounted wash hand basin with mixer tap. Plumbing for washing machine. Glazed door to rear porch.

REAR PORCH
Double glazed door to rear garden. Door to cloakroom.

CLOAKROOM
Low flush wc. Frosted window to rear aspect.

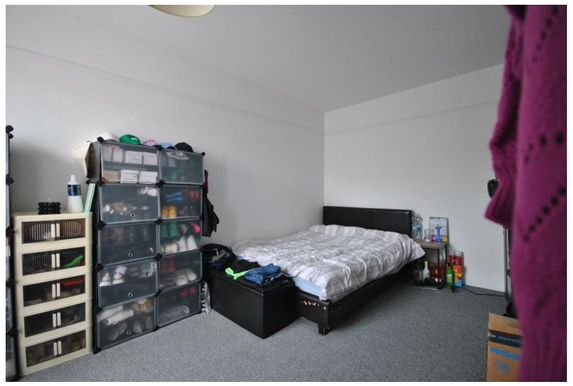
LANDING
Door to built-in cupboard. Doors to;

FIRST FLOOR

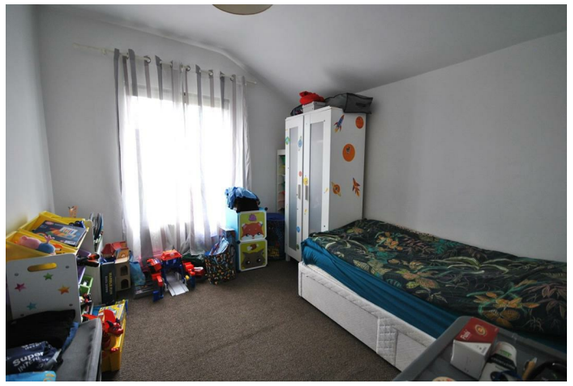
BEDROOM ONE
15'7 x 13'3 (maximum and into bay)
Double glazed walk-in bay window to front aspect. Radiator. Door to built-in cupboard.



BEDROOM TWO
15'3 x 9'10
Double glazed window to rear aspect. Radiator.



BEDROOM THREE
10'9 x 9'4
Double glazed window to rear aspect with radiator under.



BATHROOM
Three piece white suite comprising; panelled bath with mixer tap and shower attachment. Pedestal wash hand basin and low flush wc. Tiled walls. Heated towel rail.



OUTSIDE

REAR GARDEN
Crazy paved rear garden which is enclosed by fencing.



SERVICES
Main drainage, gas, water and electricity are connected. (none have been tested)

COUNCIL TAX
West Northamptonshire Council - Band C

LOCAL AMENITIES
There are a variety of shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, restaurants, newsagents and greengrocers. Local