

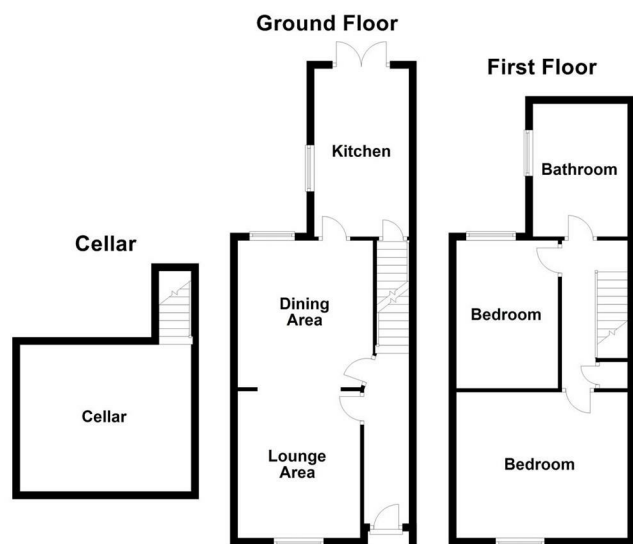


service from the Wellingborough Road to Northampton town centre. Local schools include secondary schooling at Northampton School for Boys on the Billing Road and ample Primary schooling is available. Motorway access is via Rushmere Road and then Nene Valley Way to Junction 15.

HOW TO GET THERE

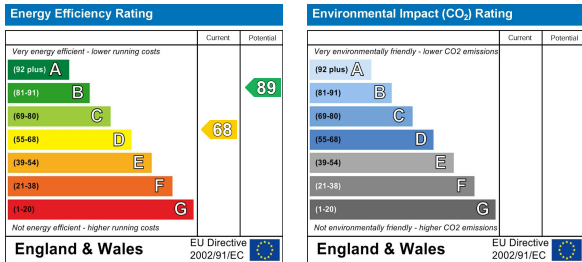
From Northampton town centre take the Wellingborough Road passing Thackary's Menswear on the left and Barclays bank and turn left onto Monks Park Road and take the first right onto Florence Road.

DOING22052025/0069



Not to scale. For illustrative purposes only

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33 Florence Road, Abington, Northampton, NN1 4NA



Asking Price £220,000 Freehold

An attractive two bedroomed mid terrace property situated close to Abington Park in the heart of Northampton town centre. This traditional Victorian terrace property offers a fantastic internal accommodation extending to approximately 800 square feet with accommodation spreading over three floors. This property is let on an Assured Shorthold Periodic Tenancy generating £1,100 per calendar month, making £13,200 per annum. The accommodation comprises entrance hall, open plan lounge/diner, kitchen/breakfast room with two double bedrooms and a family bathroom to the first floor. Externally there is a rear courtyard garden that enjoys a sunny aspect with the cellar lending itself to a conversion.



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a composite part glazed front door there are stairs rising to the first floor with two doors leading to the open plan lounge/dining room.

LOUNGE/DINING AREA



LOUNGE AREA

11'0 x 10'04

With double PVCU sash effect windows to the front elevation there is an exposed wood floor with a feature gas fire place and integrated storage.



DINING AREA

11'05 x 11'04

With continued exposed wood flooring there is a UPVC glazed window overlooking the rear elevation with a feature fireplace and a part glazed door leading to:-



KITCHEN

15'0 x 7'07

Fitted with a range of floor and wall mounted storage cabinets, tiled splashbacks with integrated ceramic Belfast sink with tap over and further appliances include a four place gas hob with extractor over and oven below. This room benefits from a tiled floor with glazed patio doors leading to the rear garden and a UPVC window to the side elevation. There is a gas combination boiler fitted and doors leading to the cellar.



FIRST FLOOR

LANDING

With doors leading to:-

BEDROOM ONE

14'02 x 10'05

A UPVC sash effect window to the front elevation there is space for a double bed with exposed wood flooring and integrated wardrobes.



BEDROOM TWO

11'06 x 8'08

With space for a double bed and exposed wood flooring, a cast iron fireplace with a window overlooking the side elevation.



FAMILY BATHROOM

11'02 x 7'06

Suite comprising of bath with shower over with half tiled walls, WC, wash hand basin with tiled splashback and window to the rear elevation.



OUTSIDE

REAR GARDEN

The rear garden is mainly laid to lawn with a paved patio and enjoying a sunny aspect.



TENANCY

The property is let on an Assured Shorthold Periodic Tenancy generating £1,100 per calendar month. The tenant is on a rolling periodic tenancy and would require two months notice in order to vacate.

SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band B

LOCAL AMENITIES

There are a variety of shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers as well as a bus

For further information on viewing call 01604 230222