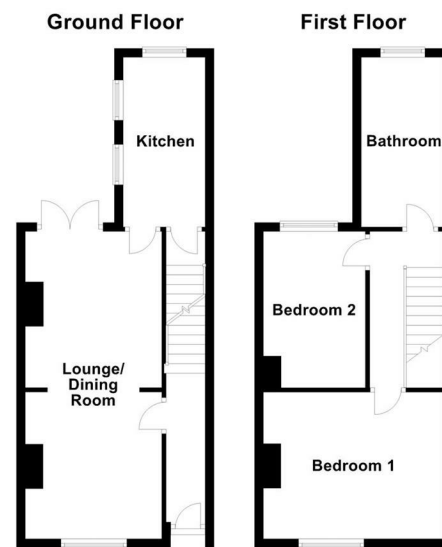


# 66 Denmark Road, Abington, Northampton, NN1 5QS



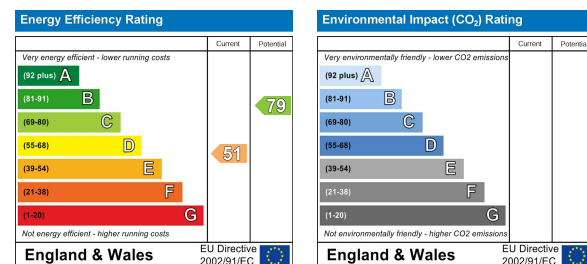
Not to scale. For illustrative purposes only



## Asking Price £199,950 Freehold

A Victorian terraced house situated within close proximity of the Northampton General Hospital and the town centre. The accommodation is set over two floors and the accommodation comprises; entrance hall, sitting/dining room and kitchen with door to cellar on the ground floor. On the first floor are two double bedrooms and a family bathroom. Outside is a courtyard low maintenance rear garden and the property offers double glazing and gas to radiator heating.

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via a front door with stairs rising to the first floor and door to:-

#### SITTING/DINING ROOM

23'1 x 12'0

A dual aspect room with a double glazed window to the front elevation with radiator under and double glazed french doors to the rear garden. A feature fireplace with tiled hearth, second radiator and a door leading to:-



### FIRST FLOOR

#### LANDING

Access to loft space and doors leading to:-

#### BEDROOM ONE

13'10 x 11'6

A twin double glazed window to the front elevation and radiator.



#### BEDROOM TWO

11'8 x 9'0

A double glazed window to the rear elevation and radiator.



### BATHROOM

A three piece white suite comprising panelled bath with fitted shower over, wash hand basin set in vanity unit and a low flush WC. Built in linen cupboard, radiator and a frosted double glazed window to the side elevation.



### OUTSIDE

#### REAR GARDEN

A paved courtyard garden enclosed by brick walls and fencing.



### SERVICES

Main drainage, gas, water and electricity are connected. (These have not been tested)

### COUNCIL TAX

West Northamptonshire Council - Band B

### LOCAL AMENITIES

There are a variety of shops, restaurants and public houses and a number of niche retail outlets along the nearby Wellingborough Road. Northampton town centre is approximately one mile distant and the property is conveniently placed for access to Northampton General and St Andrews Hospitals. The Northampton School for Boys is also within walking distance.

### HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along Cheyne Walk and over the traffic light junction into York Road. Turn right into St Edmunds Road and then second right into Denmark Road.

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### KITCHEN

12'8 x 7'7

Fitted with a range of base and eye level units comprising stainless steel single drainer sink unit with mixer tap and cupboard under, built in gas hob with electric oven under and extractor fan above, plumbing for washing machine, roll edge work surfaces and tiled splashback areas. A double glazed window to the side elevation and arch window to the side elevation. A door to cellar.

For further information on viewing call 01604 230222