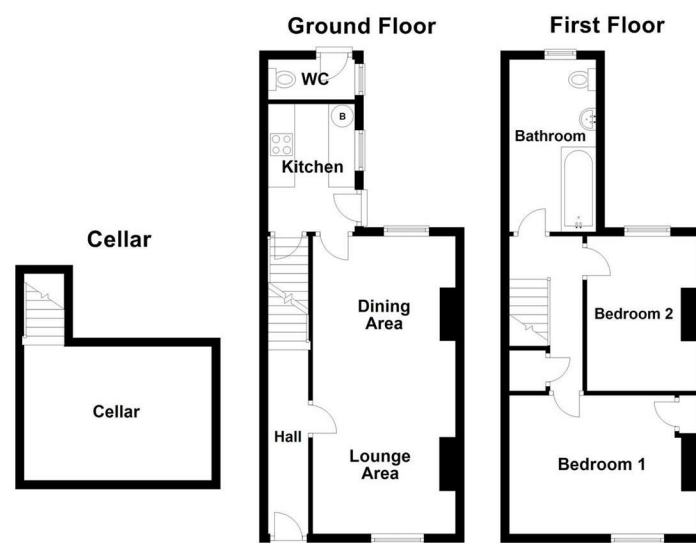


# 1 Edith Street, Abington, Northampton, NN1 5EP

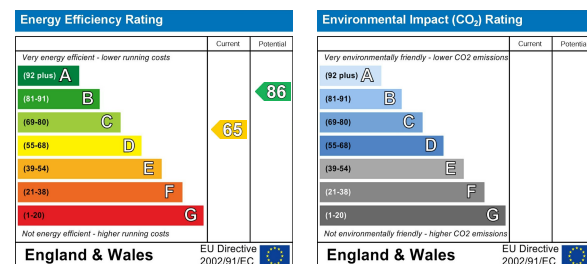


Not to scale. For illustrative purposes only

## Asking Price £179,950 Freehold

A traditional two bedroomed Victorian mid terrace property situated at the bottom of a quiet no-through road in the popular residential area of Abington close to Northampton Town Centre. The accommodation comprises entrance hall, lounge/diner, kitchen and cellar. To the first floor are two bedrooms and a family bathroom. Outside is a rear garden which is mainly laid to patio and there is an outside WC. The rear garden enjoys a sunny aspect. The property is being sold with vacant possession and no upper chain.

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via hardwood front door with porthole window above. Stairs to first floor, radiator and doors to:-

#### LOUNGE/DINER

20'33 x 11'10

Window to front, double radiator, feature fireplace and archway to:-



#### DINING AREA

Window to rear, double radiator, feature fireplace and doors to:-



#### KITCHEN

10 x 6'9

Fitted with a range of base and eye level units, roll top work surfaces and tile splashbacks. Stainless steel sink and drainer with chrome mixer tap. Built-in oven, hob and washing machine. Window and door to rear garden. Door to:-



#### CELLAR

Power and light. Window to front.

### FIRST FLOOR

#### LANDING

Loft access and door to:-

#### BEDROOM ONE

14'2 x 11'5

Window to front, double radiator, wardrobe and drawers.



#### BEDROOM TWO

12'0 x 8'6

Double glazed window to rear and double radiator.



#### FAMILY BATHROOM

9'7 x 6'9

Comprises of WC wash hand basin, wood panel bath with shower attachment and separate shower curtain and rail. Tile splashback, radiator and cupboard housing the wall mounted gas combination boiler. Extractor fan and window with obscure glass to rear.



### OUTSIDE

#### REAR GARDEN

Low maintenance rear garden which is mainly laid to patio with flower shrub borders and is enclosed by brick walling. Door to outside WC. The rear garden enjoys a sunny aspect.



### SERVICES

Gas, electricity and water connected.

### COUNCIL TAX

West Northamptonshire Council - Band A

### LOCAL AMENITIES

There are shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers as well as a buses to Northampton town centre. The house is a short walk to Abington Park and within easy walking distance of Northampton School for Boys on the Billing Road. Motorway access is via Rushmere Road and then the A45 Nene Valley Way to Junction 15 of the M1 or east towards Wellingborough and the A14. There is also a retail park in walking distance which has a large range of shops and restaurants, a gym and children's play centres.

### HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along the Billing Road and with Northampton General Hospital on the right hand side turn left into Silver Street. Proceed to the end of the road and turn right on St Edmunds Road and then the first right again on to Edith Street where the property can be found right at the bottom on the left hand side.

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For further information on viewing call 01604 230222