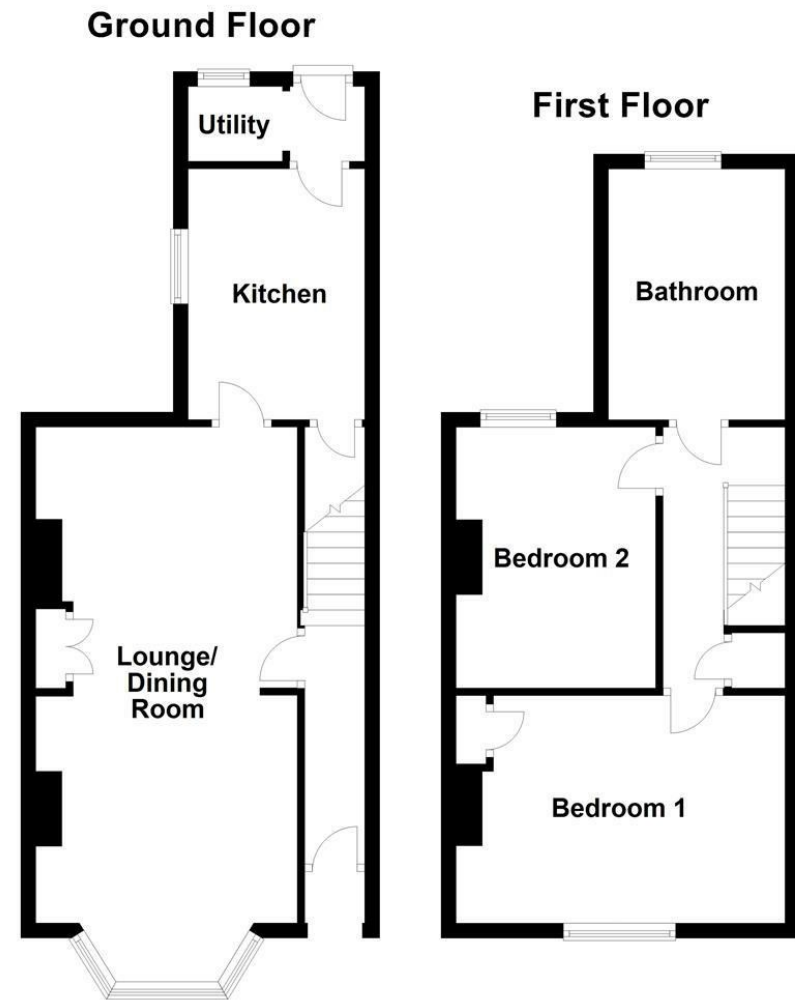


33 Monks Park Road, Northampton, NN1 4LU



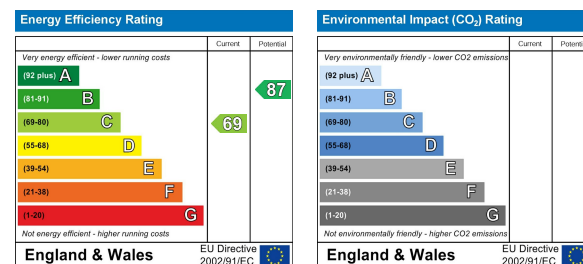
Not to scale. For illustrative purposes only



£225,000 Freehold

A very well presented bay fronted Victorian terraced property situated on a quiet road in the popular residential area of Abington. The accommodation comprises entrance hall, 24 foot lounge/diner, kitchen, utility area, rear lobby and cellar. On the first floor are two double bedrooms and a refitted four piece bathroom suite. Outside is a landscaped rear garden which is mainly laid to lawn and has a raised decked seating area which enjoys a sunny aspect.

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ACCOMMODATION

ENTRANCE HALL

Entered via UPVC double glazed front door, secure glazed window, radiator, stairs to first floor, wooden flooring, door to lounge/diner.

LOUNGE/DINER

24'7 x 11'1

UPVC double glazed bay window to front, exposed brick fireplace, electric log burner, wood laminate flooring, dining area has original built in cupboard to alcove, radiator, UPVC double glazed window to rear, wood laminate flooring, door to:



KITCHEN

10'4 x 7'7

Fitted with a range of base and eye level units, roll top work surfaces, tiled splash backs, stainless steel sink and drainer with chrome mixer taps, appliances include double oven and grill, hob, dishwasher, fridge/freezer, tiled flooring, gas wall mounted boiler housed in cupboard, UPVC double glazed window to side, door to cellar and door to rear lobby.



REAR LOBBY

UPVC double glazed door to rear and archway to utility area

UTILITY AREA

Plumbing for washing machine and tumble dryer, window to rear.

CELLAR

Power and lighting connected.

FIRST FLOOR

LANDING

Built in storage cupboard, loft access with pull down ladder, door to:

BEDROOM ONE

14'4 x 10'4

Two UPVC double glazed windows to front, original built in wardrobe, Victorian style feature fireplace, radiator.



BEDROOM TWO

11'4 x 8'8

UPVC double glazed window to rear, Victorian feature fireplace, radiator.



BATHROOM

11'11 x 7'6

Refitted four piece bathroom comprising WC, wash hand basin, freestanding claw foot bath with Victorian style taps and shower attachment, shower cubicle with glass centre opening doors with rain head shower and hand held shower attachment, tiled splash backs, extractor, large chrome wall mounted heated towel radiator, UPVC double glazed windows to rear.



OUTSIDE

REAR GARDEN

Large raised decked seating area, the remainder of the garden is mainly laid to lawn, wood chip borders, mature flowers and shrubs and the garden enjoys a sunny aspect.



SERVICES

Gas, water and electric 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 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 A4500 Wellingborough Road in an easterly direction taking the ninth turning on the left into Monks Park Road and the property can be found halfway along on the left hand side.

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For further information on viewing call 01604 230222