



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band B

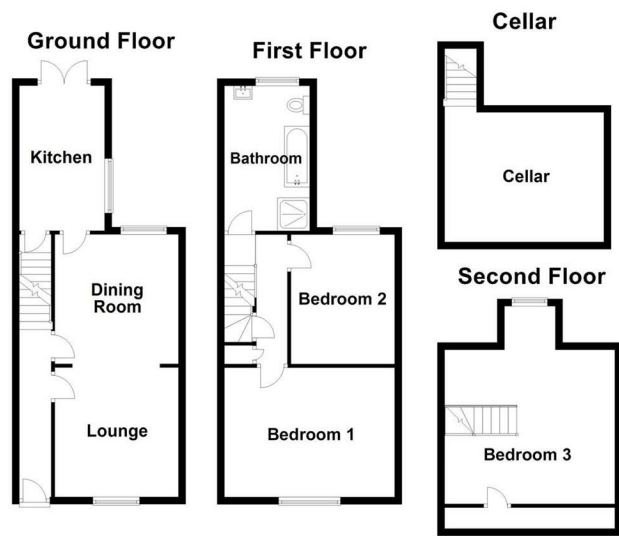
LOCAL AMENITIES

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

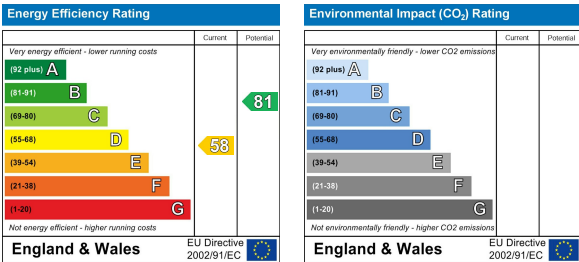
From Northampton town centre proceed in a northerly direction along Cheyne Walk and over the traffic light junction into York Road. Turn right into St Edmunds Road and then second right into Denmark Road.

DOING22052025/0070



Not to scale. For illustrative purposes only

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69 Denmark Road, Abington, Northampton, NN1 5QS



Asking Price £235,000 Freehold

A three bedroom, four storey town house situated in the centre of Northampton town centre within close proximity to the Northampton General Hospital and offers accommodation extending to approximately 1,000 square feet. The property is currently let on an Assured Shorthold Periodic Tenancy generating an impressive £1,275 per calendar month. The accommodation comprises entrance hall, open plan lounge/diner and kitchen with access to the cellar on the lower ground floor. To the first floor there are two bedrooms and a family bathroom and to the second floor there is a further third bedroom. Outside the property benefits from a sunny rear garden with permit parking to the front.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

14'04 x 3'05

Enter via a part glazed composite front door there are stairs rising to the first floor with a door leading to:-

LOUNGE/DINING ROOM



LOUNGE

11'03 x 10'11

With a UPVC single casement window to the front elevation there is an attractive cast iron fireplace with tiled hearth, TV point connected with carpet fitted. This room is open to:-



DINING AREA

11'09 x 11'11

With a UPVC window overlooking the rear garden there is original integrated pine cupboards with carpet continued from the living area and a door leading to:-



KITCHEN

13'02 x 7'11

Fitted with a range of floor and wall mounted storage cabinets with tiled splashbacks and composite worktops, there is an integrated stainless steel sink and drainer overlooking a UPVC window to the side elevation. Further appliances include a integrated four place gas hob with extractor above and oven below, a newly fitted Ideal combination boiler with space for a free standing fridge/freezer, washing machine and dishwasher. This room benefits from double PVCU patio doors leading to the rear elevation with a further door leading down to the cellar.



FIRST FLOOR

LANDING

With stairs rising to the second floor there are further doors leading through to:-

BEDROOM ONE

13'11 x 11'11

A single casement window to the front elevation with space for a king size bed, attractive cast iron fireplace with wood surround and integrated original wardrobes.



BEDROOM TWO

11'10 x 9'02

With space for a double bed and a window overlooking the rear elevation.

FAMILY BATHROOM

13'01 x 8'0

With suite comprising bath and double shower cubicle with half tiled walls, wood effect laminate flooring, WC, wash hand basin with tiled splashbacks and UPVC window to the rear elevation with spotlights above.



SECOND FLOOR

BEDROOM THREE

14'09 x 14'0

With a dormer window overlooking the rear elevation, carpet fitted, radiator connected and space for a king size bed and spotlights fitted above.



OUTSIDE

REAR GARDEN

With double doors leading from the kitchen the rear garden is mainly laid to patio with a small patch of artificial grass with a walled boundary and benefits from a sunny aspect.



TENANCY

The property is let on a rolling periodic Assured Shorthold Tenancy with the tenants currently paying £1,275 per calendar month. The terms of the tenancy agreement are that the tenants must be given two months notice in order to vacate.

For further information on viewing call 01604 230222