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# Purser Road, Abington, Northampton, NN1 4PQ

£210,000 Terraced

2 Beds 1 Bath 2 Cars



Department: Sales

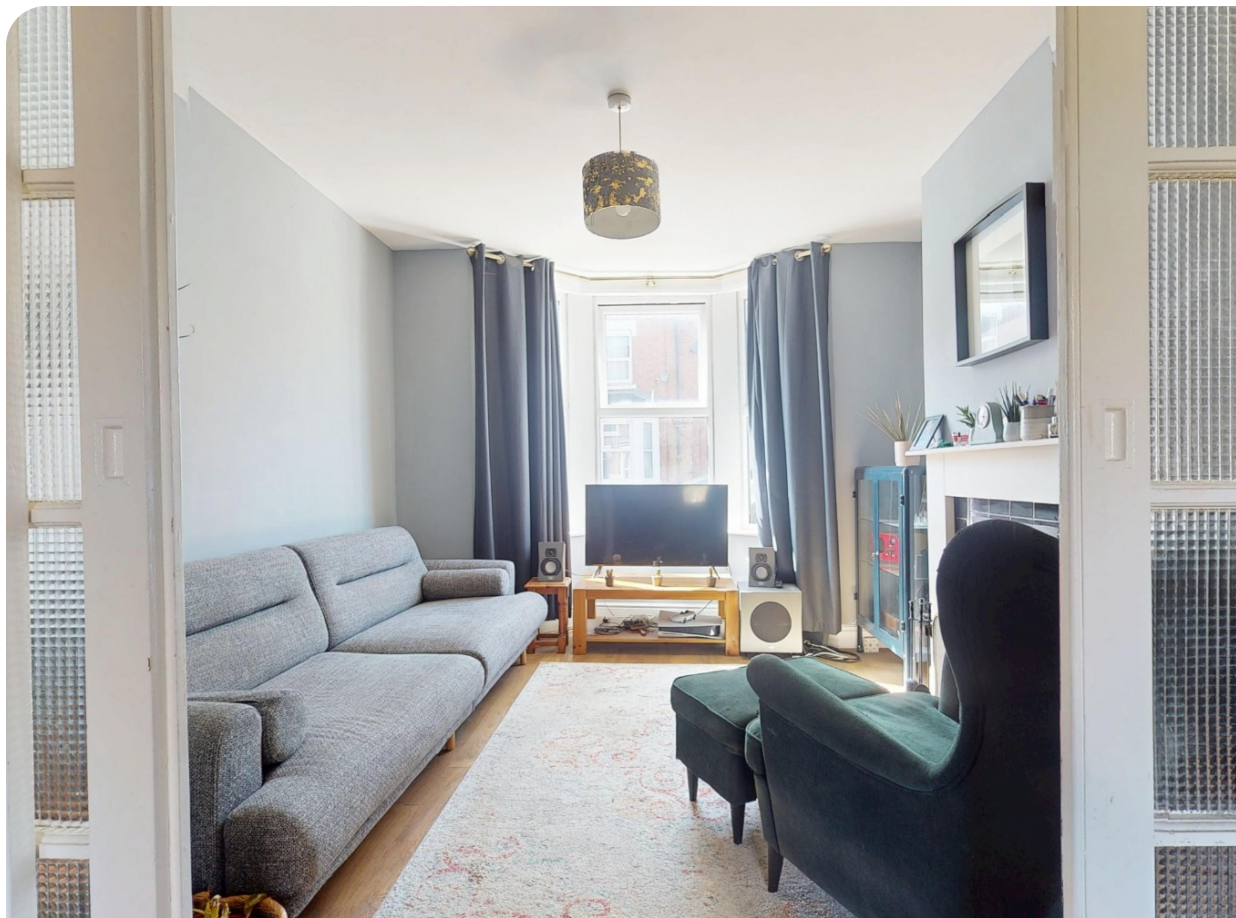
Tenure: Freehold

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## Property Summary

Set in the sought-after Abington area, this bay fronted Victorian home is offered with no upper chain. Full of period charm, the property features exposed wooden floorboards, sash windows, and an original fireplace, alongside modern conveniences like gas central heating.

## Features & Utilities

- ✓ Two Double Bedrooms
- ✓ Bay Fronted Victorian
- ✓ Large Four Piece Bathroom
- ✓ Gas Radiator Heating
- ✓ Close To Abington Park
- ✓ Cellar & Downstairs WC
- ✓ Generous Rear Garden
- ✓ Lounge Dining Room
- ✓ Close To Local Amenities
- ✓ NO CHAIN



# Property Overview

Set in the sought-after Abington area, close to Abington Park and local amenities, this bay fronted Victorian home is offered with **no upper chain**

. Full of period charm, the property features exposed wooden floorboards, sash windows, and an original fireplace, alongside modern conveniences like gas central heating. The accommodation includes an entrance hall, bay fronted lounge with double doors to the dining room, kitchen with access to a cellar, utility room, and downstairs WC. Upstairs are two double bedrooms and a stylish four-piece bathroom with roll top bath and walk-in shower. The walled rear garden is a private sun trap, complete with a mature magnolia tree. EPC Rating: C. Council Tax Band: B.

## ENTRANCE HALL

Wooden entrance door with obscure glazed window. Radiator. Stairs rising to first floor landing. Door to lounge and dining room.

## LOUNGE 3.30m x 3.30m (10'10 x 10'10)

Single glazed sash bay window to front elevation. Exposed wooden flooring. Radiator. Cast iron feature fireplace with surround and mantle over. Glazed sliding doors leading into dining room.

## DINING ROOM 3.48m x 3.40m (11'5 x 11'2)

Single glazed window to the rear elevation. Radiator. Exposed wooden flooring and door into kitchen.

## KITCHEN 2.41m x 3.18m (7'11 x 10'5)

Double glazed window to side elevation. Exposed wooden flooring. Range of base level cupboards and drawers with work surfaces over. Inset stainless steel sink unit with drainer. Space for oven and hob. Door to utility room. Door to cellar.

## UTILITY ROOM 2.41m x 1.37m (7'11 x 4'6)

Single glazed window to side elevation. Radiator. Plumbing for washing machine. Space for freestanding fridge/freezer. Door leading to WC. Wall mounted combination boiler.

## CELLAR

Power and light connected.

## WC

Window to rear elevation. Low level WC. Tiled floor.

## FIRST FLOOR LANDING

Doors to connecting rooms. Access to loft space via over the stairs cupboard.

## BEDROOM ONE 4.43m x 3.12m (14'2 x 10'3)

Two single glazed windows to front elevation. Radiator. Two built in wardrobes.

## BEDROOM TWO 3.51m x 2.64m (11'6 x 8'8)

Single glazed window to rear elevation Radiator.

## BATHROOM 2.44m x 3.18m (8' x 10'5)

Single glazed window to rear elevation. Radiator. Four piece suite comprising a double shower, low level WC, pedestal wash hand basin and roll top bath with mixer tap and shower attachment.

## OUTSIDE

### REAR GARDEN

Patio to the immediate rear of the property, leading to raised low maintenance gravel garden with shrub borders. Enclosed by brick wall and fencing.

## MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Radiators

Parking – No

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

### **AGENTS NOTES**

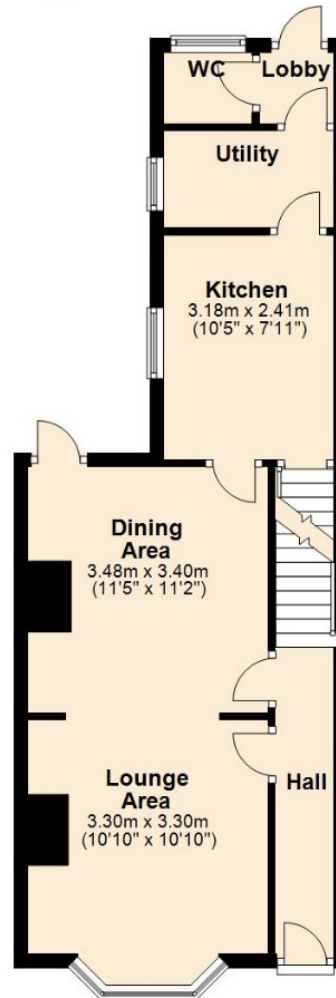
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii

Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

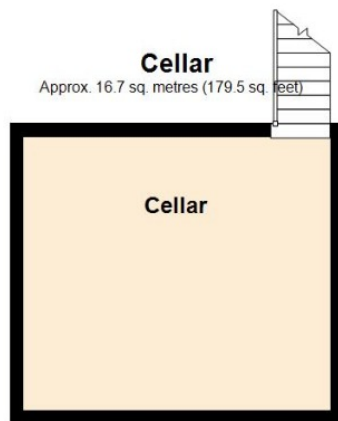
## Ground Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



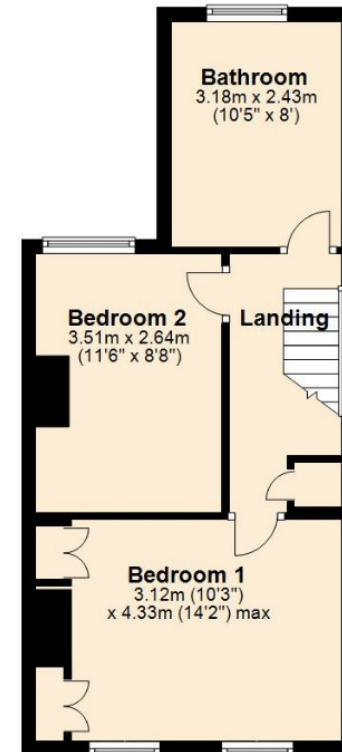
## Cellar

Approx. 16.7 sq. metres (179.5 sq. feet)



## First Floor

Approx. 37.3 sq. metres (401.1 sq. feet)



Total area: approx. 97.8 sq. metres (1052.9 sq. feet)





# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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