

TO LET

KING EDWARD ROAD
Abington, Northampton, NN1 5LU

 **DAVID COSBY**
ESTATE AGENTS



King Edward Road

Abington, Northampton, NN1 5LU

Total GIA Floor Area Exc. Garage | Approx. 113sqm (1216sqft)

Features

- Three-bedroom mid-terrace Victorian house
- Two reception areas with period detailing
- Spacious kitchen/breakfast room with garden access
- Newly fitted four-piece bathroom and ground-floor cloakroom
- Low-maintenance rear garden with rear access
- Basement suitable for general storage
- Convenient location for Abington Park and local amenities

Description

A well-presented three-bedroom mid-terrace Victorian house on King Edward Road, conveniently placed for Abington Park and local amenities. Arranged over two floors with additional basement storage, the property offers a balanced layout with two reception areas, a generous kitchen/breakfast room and a ground-floor cloakroom, together with three double bedrooms and a newly fitted four-piece bathroom. Period detailing is retained, including pine panelled doors, bay window and feature fireplaces (ornamental only and not for tenant use).

Outside, the rear garden is designed for low-maintenance use with a paved seating area, gravelled sections and raised planters. Vehicular and pedestrian access is available from the rear via a shared right of way, approached through a lockable timber gate.



A well-proportioned three-bedroom Victorian mid-terrace near Abington Park, offering two reception areas, a spacious kitchen/breakfast room, a newly fitted four-piece bathroom and a low-maintenance garden with rear access.

The Property

Entrance Hall

Accessed via a traditional four-panel door with glazed fanlight, the entrance hall retains period character with exposed stained pine floorboards and a profiled dado rail. The walls are finished in a neutral décor. A straight flight of timber stairs, newly carpeted and with turned balustrades, rises to the first-floor accommodation. Original-style four-panel pine doors provide access to the sitting/dining room, and kitchen/breakfast room.

Sitting / Dining Room

A generously proportioned, dual-aspect reception arranged as a sitting area to the front and dining area to the rear. The sitting area enjoys a large segmental bay window to the front elevation, bringing in excellent natural light. Finishes include neutral painted walls with a profiled picture rail, domed wall-mounted uplighters and exposed stained pine floorboards. An attractive period-style fireplace forms a focal point, with decorative insert, tiled hearth and traditional pine surround. *Please note: the fireplace is decorative only and is not for tenant use.*

An open connection leads through to the dining area, which continues the exposed pine floorboards and neutral décor with matching picture rail and uplighters. There is ample space for a full-size dining table and additional furniture. French doors with overlight open directly onto the rear garden, further enhancing the light and providing convenient outdoor access.

Kitchen / Breakfast Room

Situated to the rear of the house, this spacious kitchen/breakfast room is fitted with a good range of Shaker-style, timber-effect wall and base units with contrasting work surfaces. A 1½ bowl stainless-steel sink with mixer tap and drainer is positioned beneath a side-facing casement window. Integrated appliances include a four-burner gas hob with electric oven below.

A fridge/freezer and dishwasher are included within the let; however, these are to remain the tenant's responsibility during the tenancy. Splashbacks are finished in ceramic tiling, with the remaining walls in a bright painted finish. Recessed ceiling spotlights provide task lighting. Within the breakfast area, a full-height double-glazed door with glazed side panels opens directly onto the rear garden, bringing in good natural light and providing convenient outdoor access. A part-glazed pine door leads to the utility room, and mechanical extract ventilation is installed.



The Property

Utility Room

A practical ancillary space with work surface, geometric vinyl flooring and a rear-facing window overlooking the garden, providing natural light. The walls are finished in a neutral décor. A four-panel door opens to the ground-floor cloakroom, and the room also houses the gas-fired combination boiler.

Ground Floor Cloakroom

Fitted with a close-coupled WC and corner wash-hand basin with tiled splashback. A high-level casement window provides natural light and ventilation.

Basement

Accessed from the kitchen/breakfast room via a four-panel pine door, steps with exposed brickwork lead down to the basement. The space is fitted with power and lighting and is well suited to general use, non-perishable storage.

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The Property

First Floor Landing

The first-floor landing is a bright and spacious area, finished with newly fitted plush cut-pile carpet and neutral décor. Traditional four-panel pine doors open to the principal bedrooms, and there is a useful over-stairs cupboard providing storage, including a hanging rail.

Bedroom One

A generous double bedroom with ample space for freestanding furniture. A four-pane double-glazed window overlooks King Edward Road. The room is finished in a neutral scheme with newly fitted cut-pile carpet. A traditional fireplace surround with mantel provides an attractive period feature. Please note: the fireplace is decorative only and is not for tenant use.

Bedroom Two

A double bedroom positioned to the rear of the property, enjoying a partially vaulted ceiling and a two-pane window overlooking the rear garden and playing fields beyond. The room is finished with matching cut-pile carpet.

Bedroom Three

A further double bedroom located centrally within the house, finished with neutral décor and newly fitted cut-pile carpet. A two-pane window overlooks the rear aspect.

Bathroom

Fitted with a newly installed four-piece suite comprising a shower cubicle with sliding glazed screen, close-coupled WC, panelled bath with chrome mixer tap, and an inset wash-hand basin set into a marble worktop with upstand, incorporating a Shaker-style vanity unit below.

The partially vaulted ceiling includes recessed lighting. Heating is provided by a chrome ladder-style towel radiator, complemented by separately controlled underfloor heating. Wall finishes include timber panelling and large-format marble-effect tiling to the bath and shower areas. A frosted side window with matching marble sill provides natural light.



Grounds

Front Aspect

The attractive Victorian frontage incorporates a segmental bay to the front elevation and sits directly on King Edward Road. A recessed entrance porch with a plastered pediment surround and geometric tiled threshold leads to the main front door.

Rear Garden

The rear garden enjoys both pedestrian and vehicular access via a shared right of way running behind the King Edward Road terraces. Entry is through a lockable ledged-and-braced timber gate. Boundaries are formed by a mix of traditional brick garden walls and close-boarded timber fencing. A riven-effect paved patio and pathway lead to the kitchen door and the French doors serving the dining area, creating a practical link between the internal accommodation and the garden and providing space for outdoor seating. The remainder of the garden is predominantly gravelled, with raised brick planters.



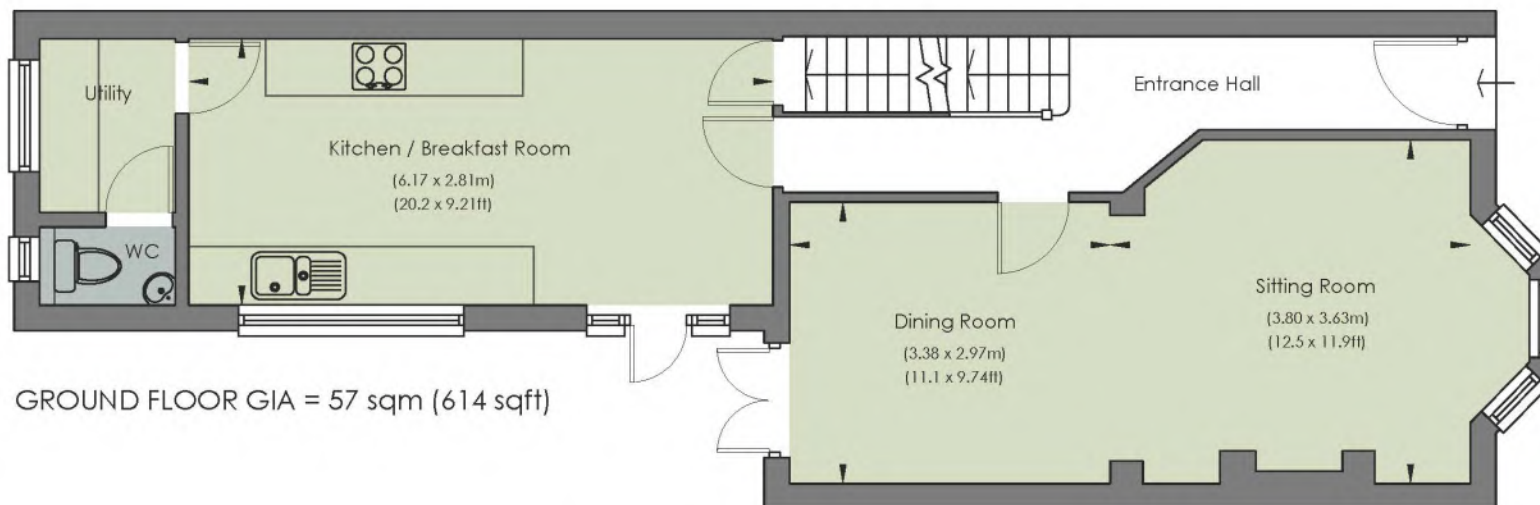
King Edward Road, Abington, Northampton, NN1

Approximate GIA (Gross Internal Area) Exc. Cellar = 113 sqm (1216 sqft)

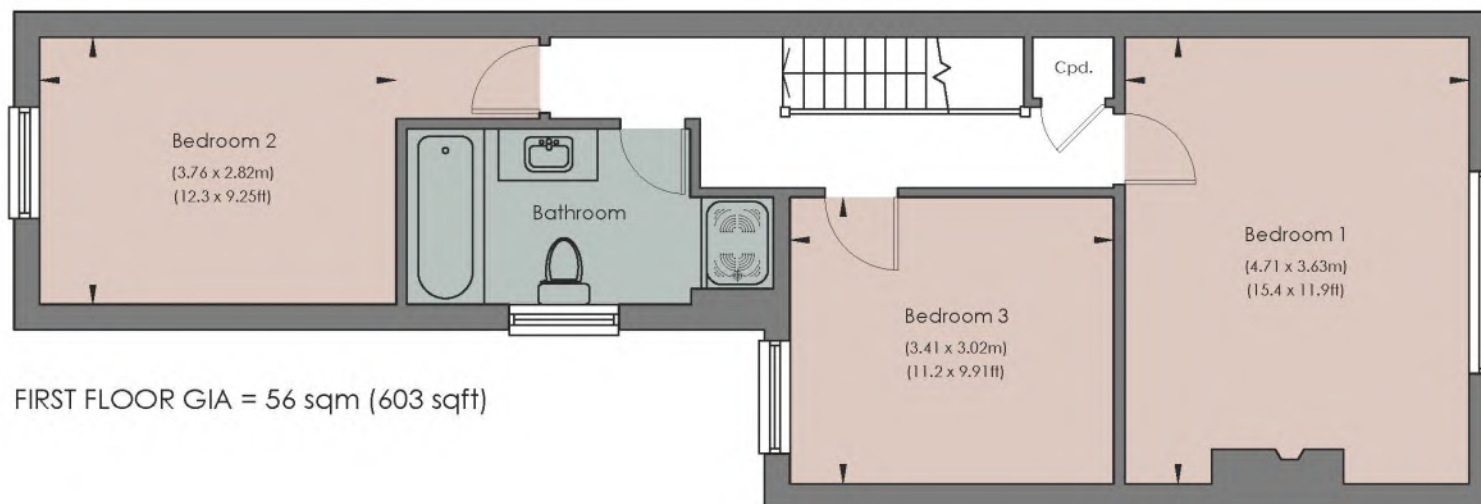


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 57 sqm (614 sqft)



FIRST FLOOR GIA = 56 sqm (603 sqft)

Location

The property is located on King Edward Road backing onto Old Northamptonians Private Sports Ground, and just a short stroll from Abington Park – Northampton's oldest park dating to 1897.

Abington Park has landscaped grounds extending to approximately 100 acres and is situated on the remains of a medieval village with some buildings surviving over seven centuries. This historic park offers residents a scenic space for leisure and recreation, with its extensive landscaped grounds, two lakes, and a variety of amenities. There are two lakes, a café, fitness trail, sports facilities and play area. Events are held in the park over the summer months in the 500-year-old museum, and brass bands play at the beautiful octagonal band stand.

For shopping and dining, a short 5-minute walk takes you to the cosmopolitan Wellingborough Road. There are frequent bus services to the town centre and the location facilitates easy commuting, with direct trains from Northampton Railway Station to London Euston and quick access to the M1 motorway.

Nearby schools include Northampton School for Boys and Abington Vale, Bridgewater, and Barry Primary Schools (all with Good or Outstanding Ofsted ratings). Private schools nearby include Quinton House, Wellingborough, and Northampton High School.

Property Information

Local Authority: West Northamptonshire Council

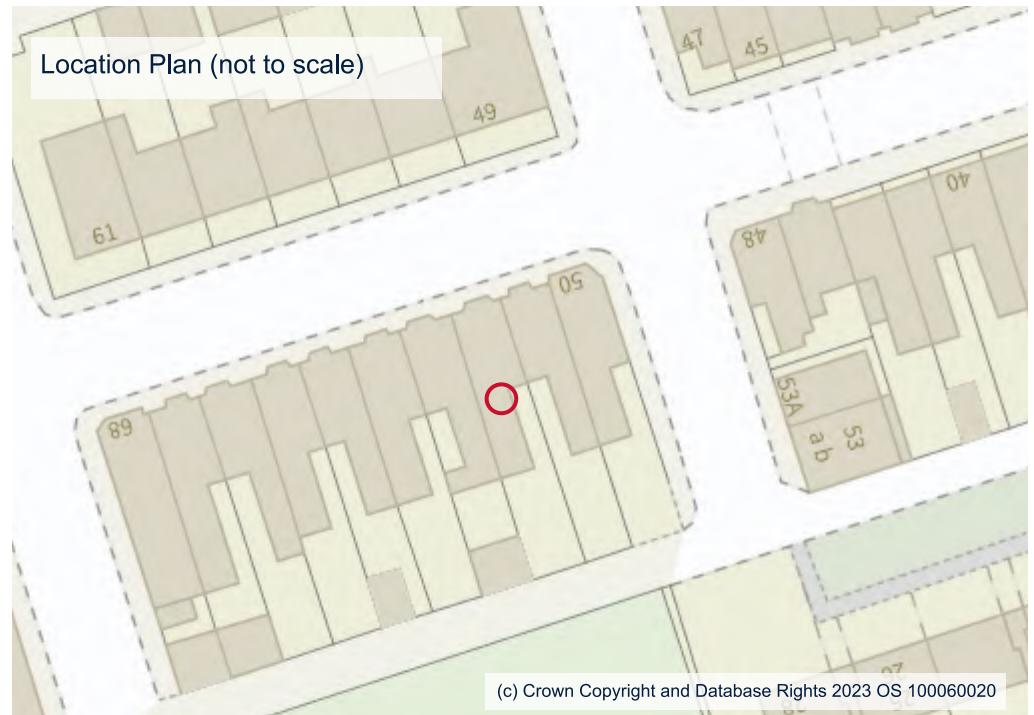
Services: Electricity, Water, Gas, and Drainage

Council Tax: Band C **EPC:** Rating C

Broadband: Ultrafast broadband available - 1800Mbps download

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective tenants should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. Before committing to a tenancy, the terms of the letting and the condition and contents of the property will be recorded in a tenancy agreement and inventory. Please make sure you carefully read and agree with these documents and advise if you have questions. On acceptance of an offer to rent, prospective tenants will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation and to assist with referencing procedures.





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