

NEW INSTRUCTION



KING EDWARD ROAD
Abington, Northampton, NN1 5LR



DAVID COSBY
ESTATE AGENTS



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King Edward Road

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Total GIA Floor Area Approx. 90 sqm (968 sqft)



3 Bedrooms



2 Receptions



1 Bathroom

Features

- No onward chain
- Three-bedroom 1930s mid-terraced house
- Popular Abington location
- Two reception rooms
- Kitchen, conservatory and cloakroom
- Family bathroom
- South-facing rear garden of almost 100 feet
- Rear access via shared drive

Description

A well-proportioned 1930s mid-terraced house forming part of an established inter-war terrace on King Edward Road, in the sought-after Abington area of Northampton. The property retains a number of appealing period details, including a recessed arched entrance, bay-fronted reception space, picture rails and deep skirting boards, balanced by a practical arrangement of accommodation suited to day-to-day living.

The accommodation extends across two floors and comprises an entrance hall, front sitting room, rear dining room with garden access, fitted kitchen, conservatory and ground floor cloakroom. At first floor level there are three bedrooms and a family bathroom. The house is generally well balanced, with good natural light to both front and rear elevations.

The south-facing rear garden is a notable feature, extending to almost 100 feet and benefiting from gated rear access via a shared drive from Ardington Road.

A WELL-PROPORTIONED THREE-BEDROOM 1930S MID-TERRACED HOUSE IN ABINGTON, OFFERED WITH NO ONWARD CHAIN AND FEATURING A SOUTH-FACING REAR GARDEN OF ALMOST 100 FEET WITH REAR ACCESS.



The Property

Entrance Hall

Accessed via a traditional four-panel front door with three-point locking, the entrance hall provides a well-proportioned introduction to the house, with high ceilings, deep skirting boards and neutral decorations. A timber staircase with quarter landing rises to the first floor, with useful storage beneath. Oak-effect laminate flooring has been installed, and hardwood panelled doors with glazed upper sections connect to the principal reception rooms.

Sitting Room

Situated at the front of the property, the sitting room is a generous reception room with a segmental bay window to the front aspect, allowing for good natural light. Deep skirting boards and a traditional picture rail continue through from the entrance hall, while a central fireplace with timber surround and polished tiled hearth provides a natural focal point. The room is finished with cut-pile carpet.

Dining Room

Located to the rear of the property, the dining room is a well-balanced space with oak-effect laminate flooring continuing through from the entrance hall. The room is neutrally decorated and benefits from fitted cabinets and shelving arranged to either side of the chimney recess. Double-glazed French doors with matching side lights set within the rear bay overlook the garden and provide direct access to the patio, lending themselves well to outdoor dining and entertaining. Recessed lighting is fitted, and the room links naturally with the adjoining open-plan kitchen.

Kitchen

The kitchen is fitted with a range of modern base and wall-mounted units with off-white cupboard fronts and brushed chrome handles, set beneath oak-effect roll-top work surfaces. Integrated appliances include a four-burner gas hob with electric oven below and brushed steel extractor hood above, together with built-in fridge and freezer units. An opening leads through to the rear conservatory and adjoining cloakroom, providing a practical extension of the kitchen space.

Cloakroom

The cloakroom is fitted with a modern close-coupled WC and wall-mounted ceramic wash hand basin with chrome pillar tap. Neutrally presented, the room also benefits from oak-effect laminate flooring, recessed lighting and mechanical extract ventilation.





The Property

Conservatory

Accessed from the kitchen via a hardwood panelled door with upper double glazing, the conservatory enjoys a dual aspect and pleasant views over the rear garden. The room is neutrally decorated, with oak-effect laminate flooring continuing through, and a glazed door opening directly onto the patio.

First Floor Landing

The first floor landing is finished with matching loop-pile carpet and neutral décor. A turned balustrade and handrail enclose the stairwell, while traditional four-panel doors lead to the principal bedrooms and family bathroom. A timber ceiling hatch provides access to the loft space.

Bedroom One

Located to the front of the house, bedroom one is a comfortable double room with a segmental bay window bringing in good natural light. Traditional detailing includes a profiled picture rail, and the room is presented with two-tone painted walls and loop-pile carpet.

Bedroom Two

A further well-proportioned double bedroom located to the rear of the property, with a large casement window overlooking the rear garden. The room is finished with matching loop-pile carpet and benefits from useful built-in storage to either side of the chimney breast, fitted with stained pine cupboard doors.

Bedroom Three

Located to the front of the house, bedroom three is a flexible single room that would also work well as a study or occasional guest bedroom. It is neutrally presented with painted walls and loop-pile carpet.

Bathroom

Fitted with a modern three-piece suite, the bathroom comprises a panelled bath with mixer tap, shower over and glazed screen, together with a pedestal wash hand basin and close-coupled WC.

Large-format wall tiling is provided around the bath and sanitary ware, with painted wall finishes above. The floor is laid with riven slate-effect tiles, and a frosted top-hung rear window provides both natural light and ventilation.





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Grounds

Front Aspect

Set back from King Edward Road behind a low brick boundary wall, steps rise to a central pathway leading to a recessed entrance porch with a cambered brick arch. The front door is of traditional four-panel design with glazed moonlight and matching side lights.

The front garden is enclosed by an established laurel hedge, with a practical hardstanding area for bin storage and a gravelled border alongside the property.

Rear Garden

Enjoying a southerly aspect, the rear garden extends to almost 100 feet and benefits from gated access via a shared drive from Ardington Road. The main body of the garden is laid to lawn, arranged around a central pathway leading to a substantial hardstanding at the rear, where there is currently a timber shed with pitched felt roof.

Immediately adjoining the house, a paved patio extends around the conservatory and dining room, creating a practical and well-positioned area for outdoor dining and seating. Boundaries are defined by post-and-panel fencing to one side and a mixture of close-boarded and panel fencing to the other.

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Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



Location

The property is centrally located on King Edward Road, 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 **Tenure:** Freehold

Services: Water, Gas, Electricity, Drainage **Heating:** Gas Central Heating

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

Broadband: Ultrafast available with up to 1800Mbps Download

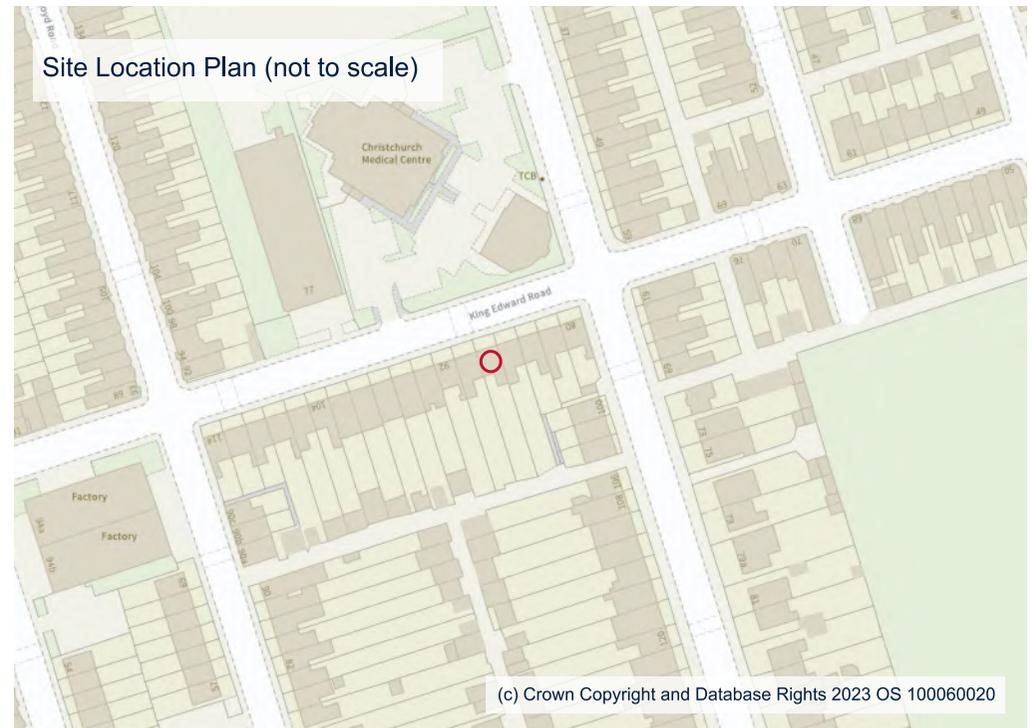
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Abington Park



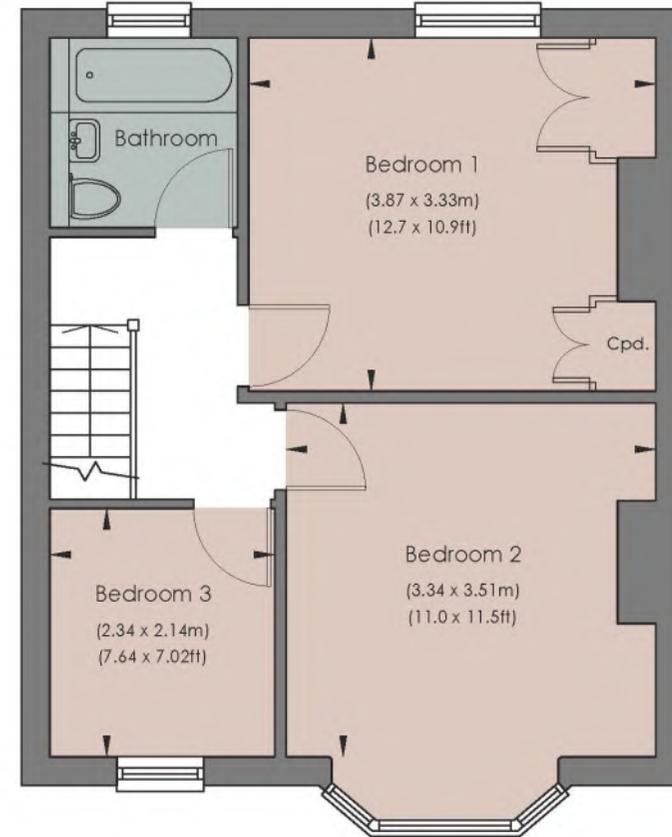
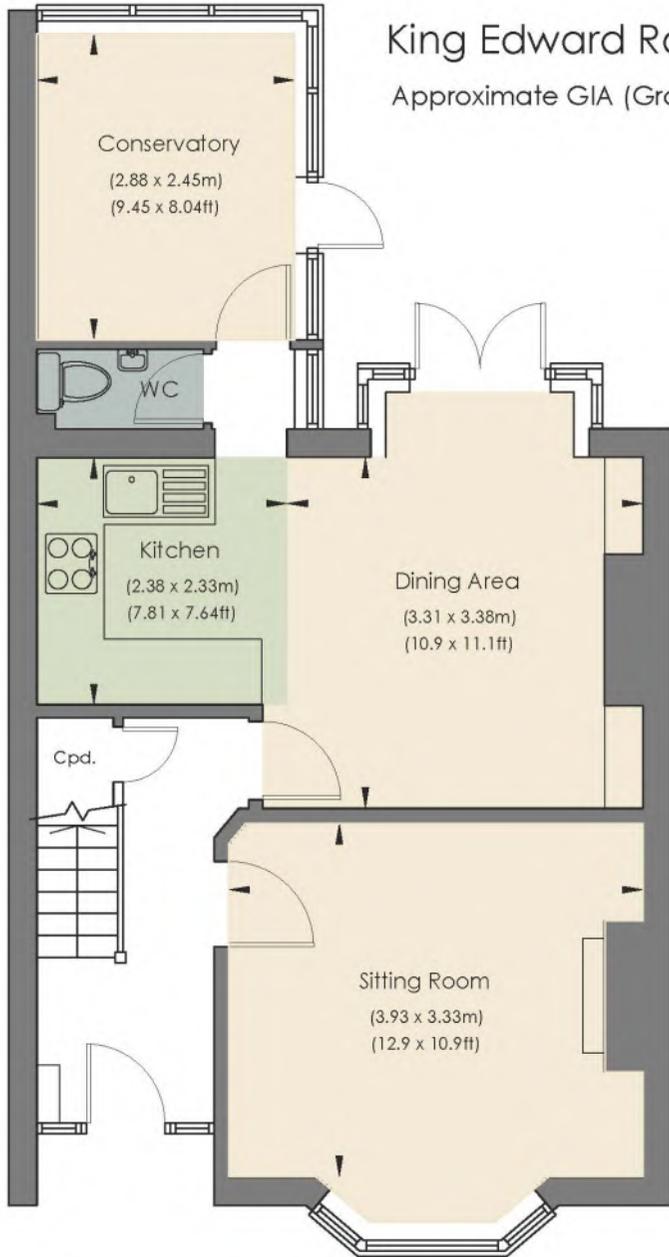
Site Location Plan (not to scale)

King Edward Road, Abington, Northampton

Approximate GIA (Gross Internal Area) = 90 sqm (968 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 = 50 sqm (538 sqft)

FIRST FLOOR GIA = 40 sqm (431 sqft)



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