



27 Garrick Road, Abington, Northampton, NN1 5ND

HOWKINS &
HARRISON

27 Garrick Road, Abington,
Northampton, NN1 5ND

Guide Price: £275,000

A modernised Victorian terrace house
situated within a short distance of Abington
Park and the Wellingborough Road.

Features

- Modernised Victorian terrace house
- Close to Abington Park
- Separate reception room & cellar
- Re-fitted kitchen/breakfast room with built-in appliances
- Three bedrooms, cloakroom to bedroom 3.
- Re-fitted bathroom.
- Re-fitted boiler and heating system
- Replacement Upvc double glazing
- Enclosed rear garden



Location

Located within a short distance of Abington Park & the county cricket ground, there are local shopping facilities found on St Matthews Parade, day to day shopping facilities, restaurants, bars, theatre, museum can be found in Northampton town centre as well as restaurants, bars and boutiques on the Wellingborough Road.



Ground Floor

The entrance hall has stairs rising to the first floor accommodation and a door leading down to the cellar, as well as doors off to all principle rooms. The sitting room has a feature exposed brick built fireplace, a corniced ceiling and a Upvc replacement sash bay window to the front aspect. An original pair of sliding stripped pine doors lead to the dining room with a replacement Upvc window to the rear aspect. The kitchen/breakfast room has been re-fitted in cream facing cabinets with butchers block timber worktops incorporating a one and half bowl sink unit, a stainless steel five gas range style cooker with double oven and grill, integrated washing machine, tumble dryer and dishwasher, a concealed "Worcester" gas fired boiler, a useful pantry cupboard and Upvc door leading onto the rear garden.

First Floor

There is an airing cupboard on the landing with hot water cylinder, three bedrooms and a family bathroom which comprises of a panelled-in bath with "Mira" shower, vanity unit with inset wash basin and a WC. The third bedroom has a cloakroom with WC and vanity unit with wash basin.

Outside

The rear garden is mainly paved and shingled and is enclosed by a brick built boundary wall and has a stocked flower border and there is gated pedestrian rear access leading onto a service road.

Viewing

Strictly by prior appointment via the agents. 01604 823456.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

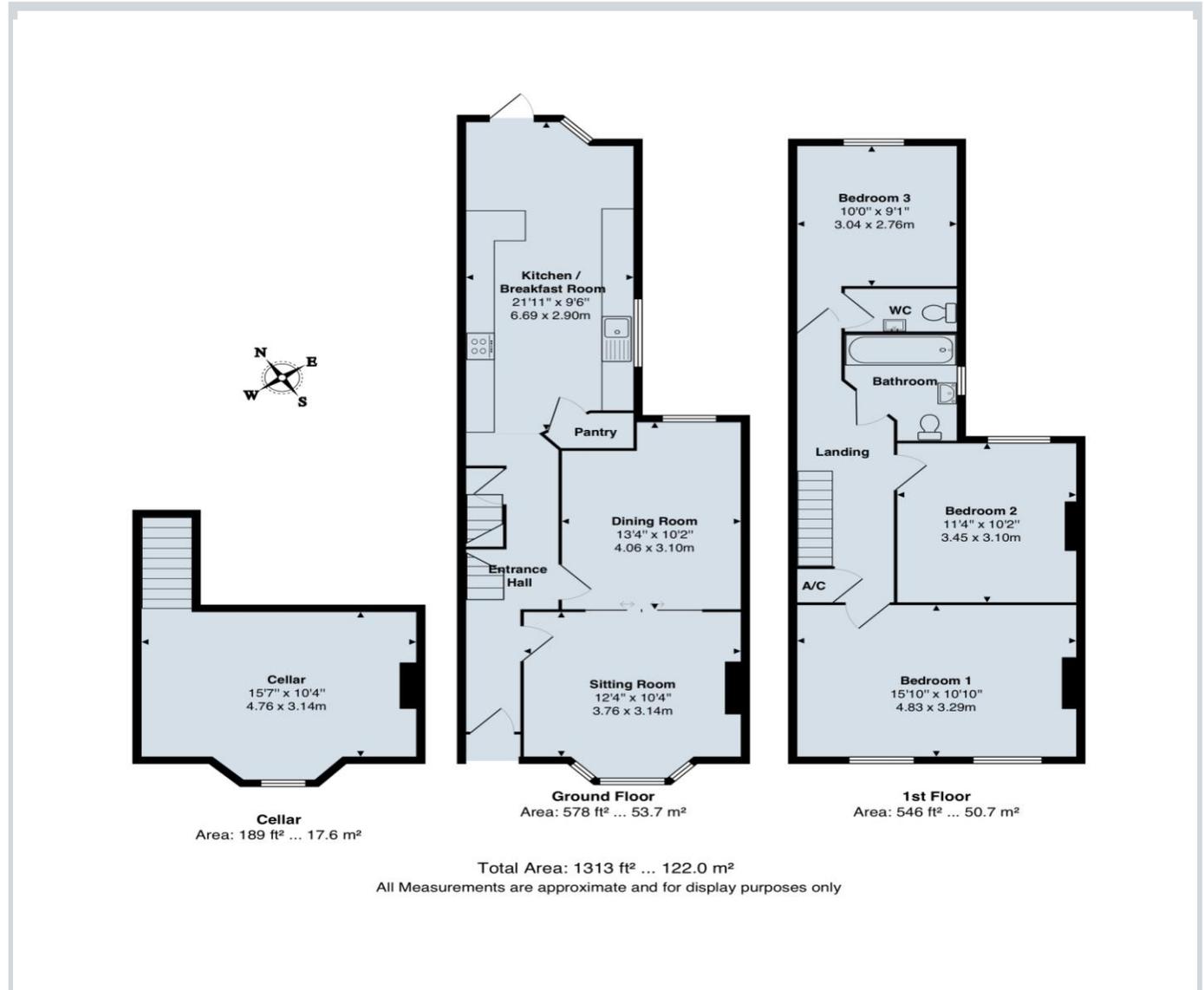
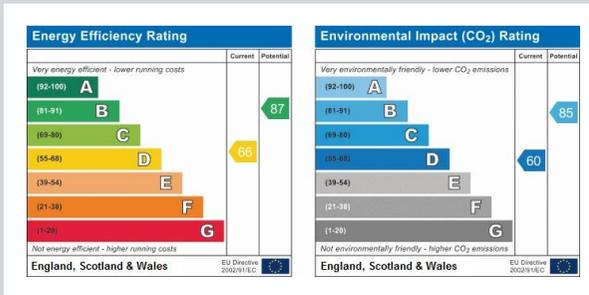
None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Northampton Borough Council – 01604 837837.

Council Tax

Band – C.



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

