



HOWKINS &
HARRISON

61 Cedar Road, Abington, Northampton, NN1 4RW

Guide Price £220,000

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A bay fronted Victorian terrace house in need of modernisation and offered for sale with no upward chain.

Ground Floor

The entrance hall leads through to the rear of the property with doors off to all principle rooms. The sitting room has a tiled fireplace and a bay window to the front aspect and leads into the dining room with tiled fireplace and door to a lean-to. From the hall there is a door to the cellar and a kitchen with base and eye level units, working surfaces, point and space for cooker and a pantry cupboard. There is a sitting room to the rear with a tiled fireplace and a window overlooking the rear garden.

First Floor

The first floor comprises of three bedrooms and a fourth bedroom/study which currently houses the gas fired boiler. There is also a bathroom.

Outside

The rear garden is enclosed by a brick built boundary wall and is mainly laid to lawn with stocked borders. There is a single garage giving access to the rear service road.

Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

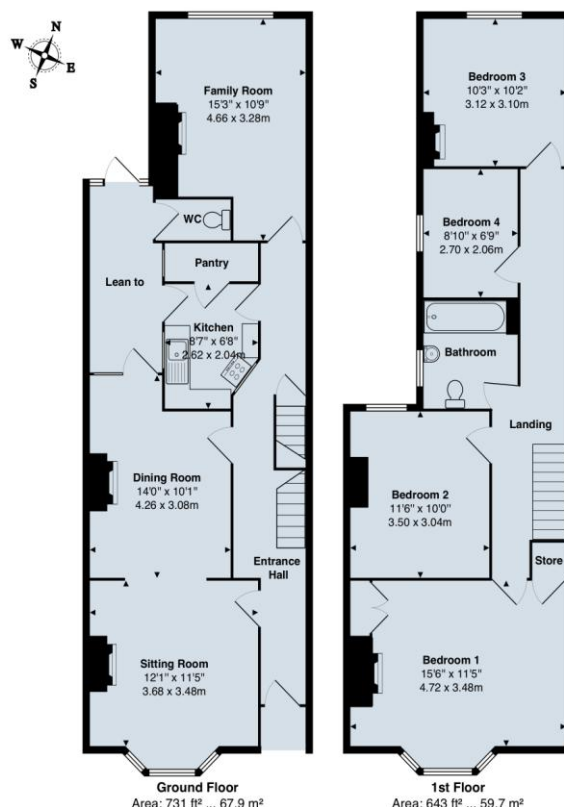
Fixtures and Fittings

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.

Total Area: 1373 ft² ... 127.6 m²
All measurements are approximate and for display purposes only



Local Authority

Northampton Borough Council Tel: 01604-837837.

Council Tax

Band - C

Energy Rating - D

Howkins & Harrison

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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.