

ASHBURNHAM ROAD, NORTHAMPTON, NN1

Offers over £210,000

A Beautifully Presented 3 Bedroom Family Home, Located In Abington NN1



Chelton Brown have the pleasure in offering this deceptively spacious, three bedroom family home, new to the market.

Offered with no upward chain, this fabulous property briefly comprises; entrance hall, a very generous living/dining room, kitchen, garden room, and cellar.

To the first floor there are two spacious double bedrooms, further single bedroom, and family bathroom.

Outside to the rear, there is a generous courtyard garden and a garage which can be accessed via a side road. There is on street parking offered to the front of the property, with no parking restrictions.

Further benefits include uPVC double glazing, gas central heating, and a skillfully fitted space saving bathroom suite.

EPC Rating D

- 3 Bedrooms
- 23ft Lounge/Diner
- Garden Room
- Cellar
- UPVC Double Glazing
- Gas Central Heating
- Garage To The Rear
- No Upward Chain

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Front Exterior



A beautifully presented, spacious 3 bedroom Town House located in the heart of Abington. On street parking available, with single garage offered to the rear

Cellar 22'4" x 16'5"

Stairs lead from the kitchen to the basement cellar

Hall 12'8" x 3'5"

Via the front door you enter the welcoming hallway. Stairs lead to the first floor landing and door leads to the living/dining room

Lounge/Diner 23'0" x 12'8"



The lounge diner boasts space! This incredible, versatile family room is 23ft in length and also offers a beautiful bay window and fireplace. There is a window to the rear aspect and doors lead to the hallway and kitchen

Kitchen 15'3" x 7'2"

The kitchen comprises a range of eye level and base units to include worktop, sink and drainer, oven hob and extractor. There is plenty of space for free standing appliances both within the kitchen and within a utility cupboard located between the kitchen and garden room. Doors lead to the garden room, cellar and lounge/diner

Garden Room 10'4" x 7'2"

The garden room offers additional versatile space. There are windows to all three sides and a door leading to the garden

Master Bedroom 10'4" x 16'1"

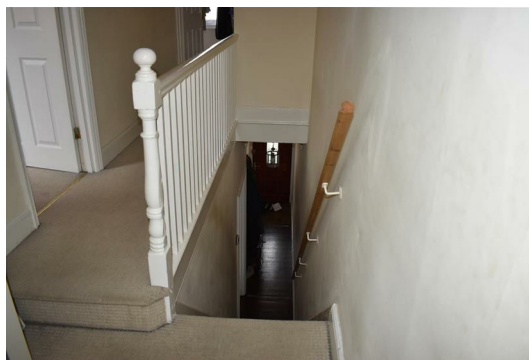


The spacious master bedroom offers 2 windows to the front aspect

Bedroom 2 12'4" x 8'6"

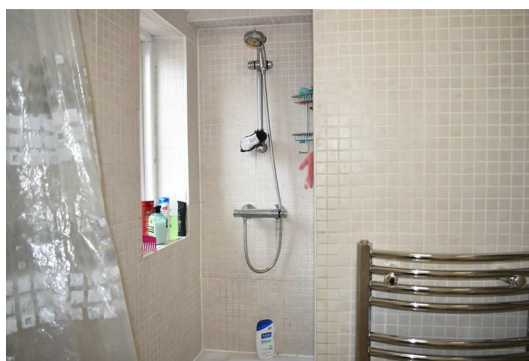
Bedroom 2, the second double offers a window to the rear aspect and offers built in storage

Landing



Stairs lead from the ground floor to the first floor landing. There is a small secondary landing which leads to bedroom 3 and the bathroom. The larger landing has doors leading to the master bedroom and bedroom 2

Bathroom 5'8" x 4'0"



This fabulous bathroom boasts a unique suite to include; Corner top button flush WC, Basin, pedestal and a space saving bath with shower over and heated towel rail

Bedroom 3 9'7" x 7'2"


Bedroom 3 is located at the rear of the property. there is a window overlooking the garden

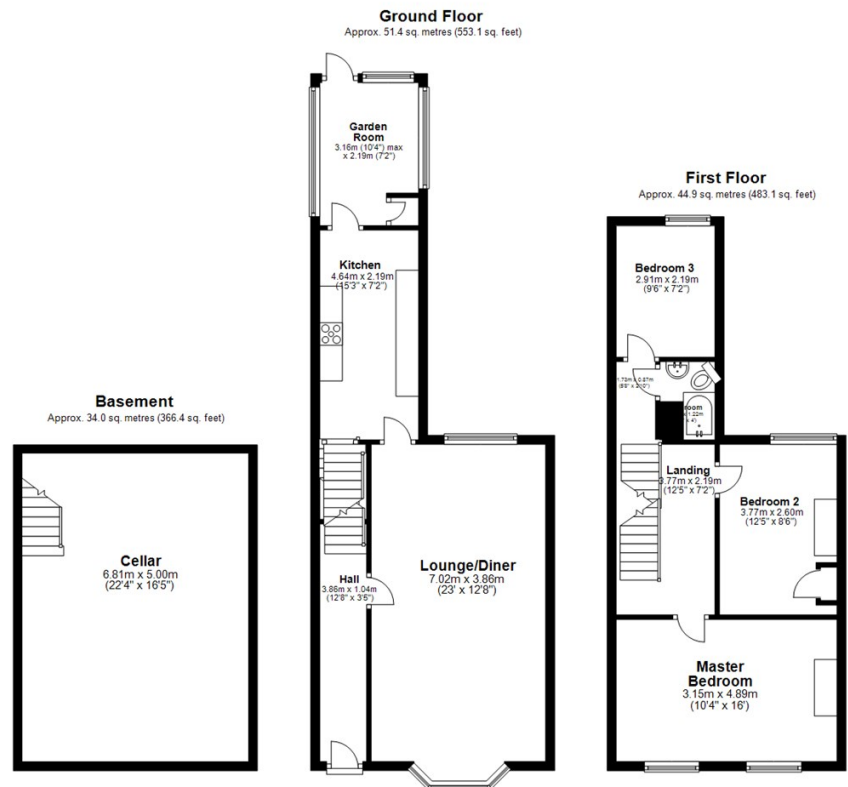
Rear Garden

The rear courtyard garden is mainly laid patio with established planted borders. there is direct rear access to the garage

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Price £210,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 130.3 sq. metres (1402.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Plan produced using Planitup.

