

Whites

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28 Wycliffe Road Abington NN1 5JF



PRICE: £137,500 Freehold

This substantial family home is situated just around the corner from Northampton School for Boys on the Billing Road and walking distance to the Wellingborough Road, with its wealth of shops and popular restaurants and pubs and also a short walk to Abington Park. The property itself needs updating but has space and versatility to create the perfect home. The property comprises separate lounge and dining room, kitchen which leads to a sunroom. Upstairs there are three bedrooms and a family bathroom. Outside there is a more than average sized rear garden for the area allowing space to extend subject to planning etc.

All statements written in these particulars as to this property are made without responsibility on the part of Whites and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact. Measurements are for guidance only and equipment described has not been tested.

ACCOMMODATION DETAILS.

GROUND FLOOR

ENTER VIA: Obscured glazed door into:

HALLWAY: Base of stairs, radiator, storage cupboard, door to cellar, doors to:

LOUNGE: **14'1x11'1** (4.29m x 3.38m). Double glazed window to front aspect, feature fireplace with gas fire and tiled hearth.

DINING ROOM: **16'1x10'** (4.90m x 3.05m). Double glazed window to rear aspect, gas fire with wooden surround.



KITCHEN: **9'x7'1** (2.74m x 2.16m). A range of base and eye level units, stainless steel sink with matching draining board, space for a fridge/freezer, space for cooker, plumbing for a washing machine, doors to sun room, WC & garden.



FIRST FLOOR

LANDING: Loft access, doors to:

BEDROOM 1: **14'1x8'1 excluding wardrobes** (4.29m x 2.46m). Entered via stripped door, double glazed window to front aspect, fitted wardrobes and vanity unit to one wall.

BEDROOM 2: **12'1x10'** (3.68m x 3.05m). Entered via stripped door, double glazed window to rear aspect, built in cupboard, one housing hot water tank.

BEDROOM 3: **9'x7'1** (2.74m x 2.16m). Entered via stripped doors, double glazed window to front aspect.

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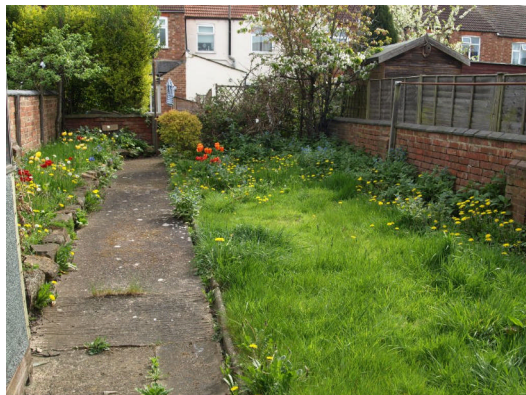
BATHROOM:

Three piece suite with low level WC, pedestal mounted wash hand basin, panelled bath with shower over, double glazed window to rear aspect.

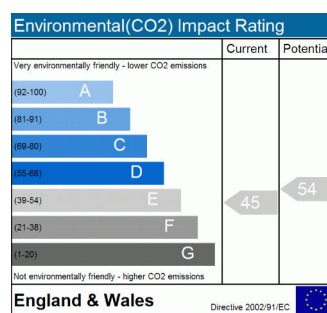
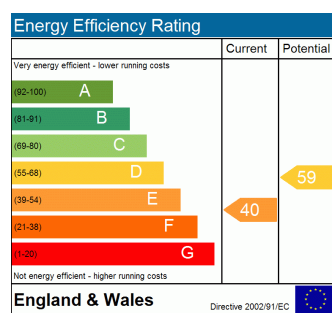
OUTSIDE

REAR GARDEN:

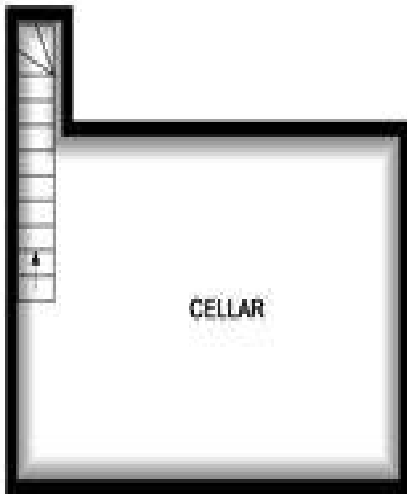
Mainly laid to lawn with flower and shrubs, enclosed by brick walls.



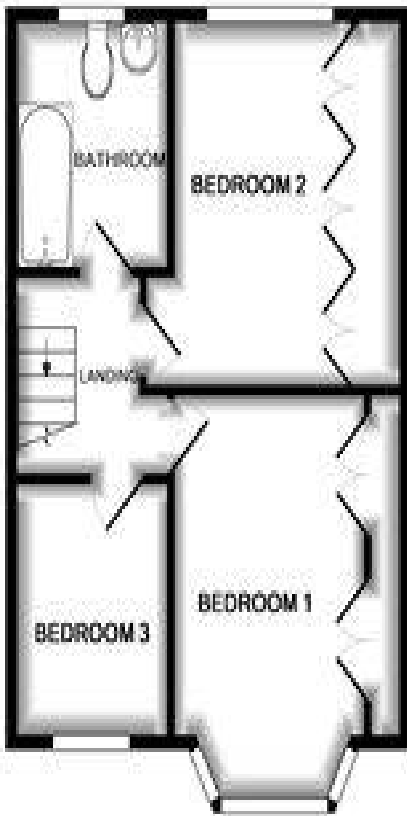
VIEWING ARRANGEMENTS: By appointment with Whites Estate Agents.



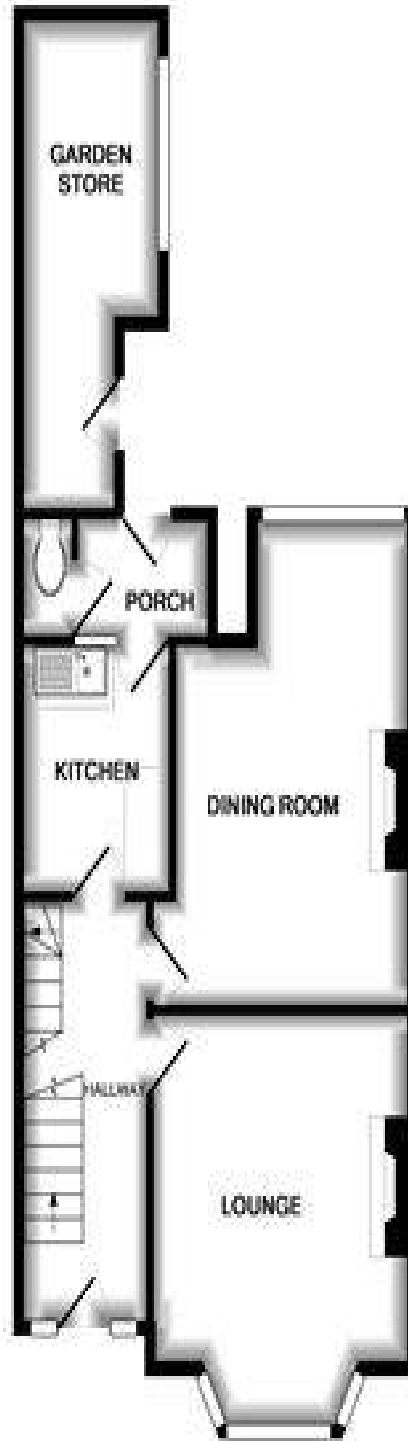
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BASEMENT LEVEL



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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