

Whites

ESTATE AGENTS

339 Wellingborough Road
Northampton NN1 4ER

Telephone: 01604 233600
Facsimile: 01604 233445
www.whitesestateagents.co.uk



31 Cedar Road Abington NN1 4RN



PRICE: £154,995 Offers invited

OFFERS INVITED. Located in one of the more popular roads in Abington off Park Avenue North a traditional Victorian House which offers accommodation over two floors. This family house has a 23' double reception where the front area is ideal for living space and the rear as formal dining. There is also an additional rear reception room with areas onto the garden which can be used as a utility room. The kitchen has been modernised in a sympathetic manner and boasts integrated appliances including dishwasher, fridge/freezer, microwave, oven and hob. There are three spacious bedrooms on the first floor and a bathroom. To the rear of the property is the enclosed garden leading to garage accessed via service road.

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: Timber door into:

HALLWAY: Single panel radiator, base of stairs, doors to:

LOUNGE/

DINING ROOM: 23'10x11'9 narrows to 11'1 (7.26m x 3.58m narrows to 3.38m). Single glazed bay window to front aspect, single glazed window to garden aspect, feature fireplace, two double panel radiators, fitted cupboards and drawers, door to cellar, door to:



KITCHEN: 11'1x8' (3.38m x 2.44m). A range of base and eye level oak effect units, 1½ bowl sink into roll top worksurfaces, gas hob with electric oven, integrated microwave, dishwasher and fridge/freezer, tiled flooring, tiling to water sensitive areas, uPVC double glazed window to side aspect, door to:



REAR RECEPTION/

UTILITY ROOM: 10'x8' (3.05m x 2.44m). A range of base level units with sink set into roll top worksurfaces, uPVC double glazed double doors to garden, two uPVC double glazed windows to side aspect, double panel radiator, tiled flooring, plumbing for a washing machine.



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CELLAR: Lighting, housing meters.

FIRST FLOOR

LANDING: Single panel radiator, doors to:

BEDROOM 1: **14'1x10'8** (4.29m x 3.25m). Two single glazed windows to front aspect, single panel radiator, fitted wardrobes.

BEDROOM 2: **11'2x8'10** (3.4m x 2.69m). Single glazed window to rear aspect, single panel radiator.

BEDROOM 3: **12'x8'10** (3.66m x 2.69m). Single glazed window to rear aspect, single panel radiator, wall mounted boiler.

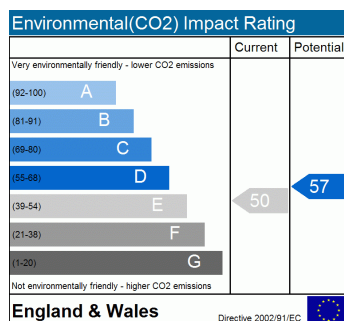
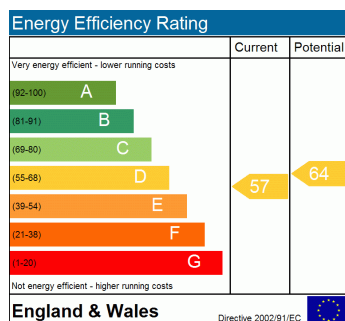
BATHROOM: Three piece white suite comprising low level WC, pedestal mounted wash hand basin, bath with shower over, tiling to water sensitive areas, single glazed window to side aspect, single panel radiator.

OUTSIDE

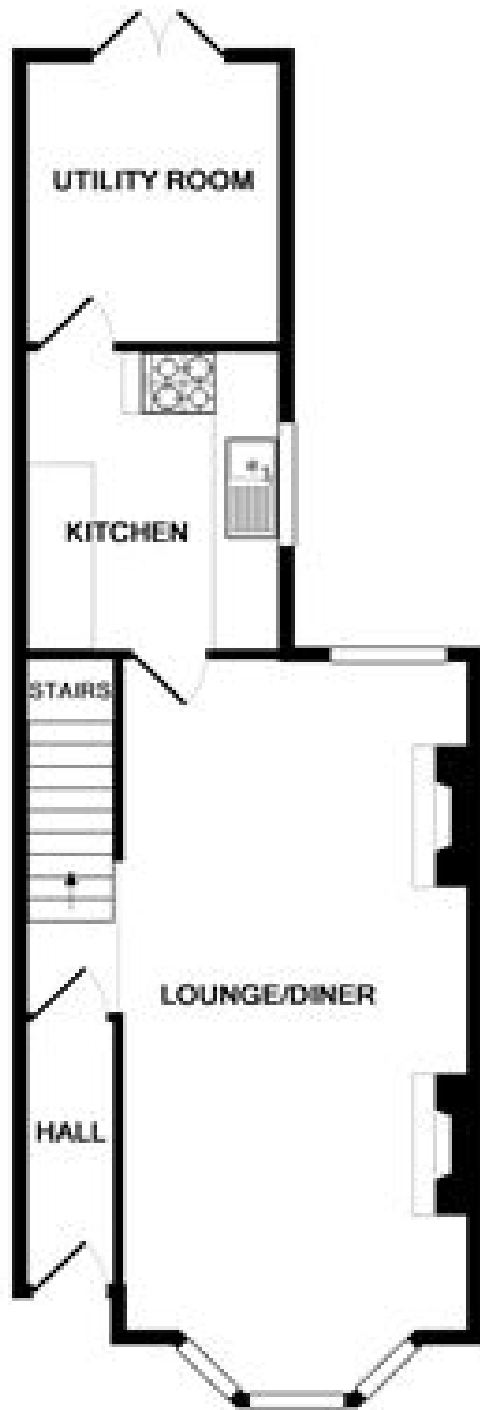
REAR GARDEN: Mostly patio area enclosed by brick walls, leading to:

GARAGE: Single garage accessed via service road.

VIEWING ARRANGEMENTS: By appointment with Whites Estate Agents.



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GROUND FLOOR



1ST 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. This 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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