

Whites

ESTATE AGENTS

339 Wellingborough Road
Northampton NN1 4ER

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



GFF, 39 Abington Avenue Abington NN1 4PA



PRICE: £107,500 Leasehold

A character filled ground floor conversion of a period terraced property which is on two levels. The accommodation comprises an attractive bay windowed living room with period fireplace, modern kitchen/breakfast room, two double bedrooms and bathroom. Ideally located for easy access for the Racecourse Park this property also benefits from a private enclosed garden. This great home is decorated in contemporary tones and ready to move into.

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ACCOMMODATION DETAILS.

GROUND FLOOR

ENTER VIA: Timber door with glass insert into:

ENTRANCE HALL:

Timber door to flat, into:

HALLWAY: Block glass feature, single panel radiator, doors to:



LOUNGE: **12'6X10'6** (3.81m x 3.20m). Sash bay window to front aspect, stripped floorboards, attractive feature fireplace and hearth, single panel radiator, pine window seat.



**KITCHEN/
BREAKFAST
ROOM:**

10'6X9'1 (3.20m x 2.77m). Entered via stripped door, a range of base and eye levels high gloss white units, stainless steel sink with matching drainer set into roll top worksurfaces, space for fridge/freezer, electric hob with oven below, single panel radiator, window to side aspect, door to:



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BEDROOM 2: 11'1X9'5 (3.38m x 2.87m). Entered via stripped door, window to rear aspect, stripped floorboards, display shelves, dado rail, single panel radiator.

BATHROOM: Three piece white suite comprising low level WC, pedestal mounted wash hand basin, panelled bath with shower over, tiled to half height, tiled flooring, single panel radiator, obscured glazed window to side aspect.

LOWER GROUND LEVEL

BEDROOM 1: 12'5X12'1 (3.78m x 3.68m). Entered from kitchen with stairs down to bedroom which comprises double glazed window to front aspect, double panel radiator, stripped floorboards, down lighting, storage cupboard.



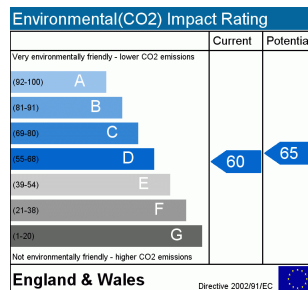
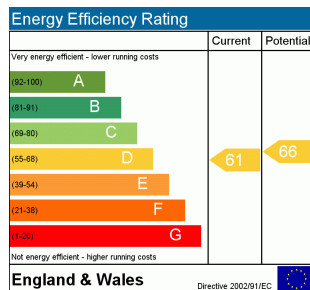
OUTSIDE

REAR GARDEN: Decked area enclosed by brick walls.



VIEWING ARRANGEMENTS: By appointment with Whites Estate Agents.

AGENTS NOTE: We are advised the lower ground level accommodation has building regulations.



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