



## **26 South Terrace, Abington, Northampton, NN1 5JY**

Merry's are offering for sale this two bedroom Victorian home situated just off the Wellingborough Road in this popular location of Abington, this home does require some modernisation works. The accommodation comprises in brief entrance hall, lounge/diner, kitchen, cellar, rear lobby, cloakroom/WC, landing, two bedrooms and an upstairs bathroom. Further benefits include majority uPVC double glazing (where specified) and radiator heating and brand new carpets. Externally there is a rear garden which is not directly overlooked. There is no onward chain with this home.

# **£169,995**

# 26 South Terrace, Abington, Northampton, NN1 5JY

## ACCOMODATION

### Entrance Hall:

Entered via panel door with obscure glazed insert, stairs rising to the first floor, glazed door to:

### Lounge/Diner:

22' 2" x 10' 8" max (6.76m x 3.25m) uPVC double glazed windows to front and rear aspects, two radiators, picture rail, door to:



### Kitchen:

9' x 7' (2.74m x 2.13m) Two windows to side aspect, stainless steel single drainer sink unit with mixer taps and cupboards under, further base and wall mounted cupboards, roll top work surfaces, electric cooker point, plumbing for washing machine, tiled splash back areas, doors to rear lobby and cellar.

### Cellar:

Obscure glazed window to front aspect, light, there is a work area with shelving.

### Rear Lobby:

Windows to rear and side aspect, radiator, doors to garden and cloakroom.

### Cloakroom:

High level WC, tiling to half height throughout, obscure glazed window to rear aspect.

### Landing:

Dado rail, picture rail, access to loft space, doors to:





## 26 South Terrace, Abington, Northampton, NN1 5JY



### Bedroom One:

13' 5" max x 10' 3" (4.09m x 3.12m) uPVC double glazed window to front aspect, radiator, picture rail.

### Bedroom Two:

11' 6" x 8' 3" (3.51m x 2.51m) uPVC double glazed window rear aspect, radiator, picture rail.

### Bathroom:

uPVC double glazed obscure window to rear aspect, low level WC, pedestal wash hand basin, panel bath with mixer taps, tiling to half height throughout, radiator, airing cupboard.

### Outside:

### Rear Garden:

The rear garden is mainly paved with shrub and flower planting areas, it is not directly overlooked to the rear.

### Agents Note

Please note that the owner of this property is the owner of Merrys Estate Agents.





