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**37 Ardington Road, Northampton
Northamptonshire NN1 5LP**



£255,000 Freehold

A delightful and spacious double bay fronted town home in a highly sought after location, opposite Abington Park Surgery, with Abington Park close by. Offered for sale with no onward chain and with the benefit of a cellar and scope for rear off road parking, an early viewing is well advised.

The accommodation is well laid out over 3 floors, comprising:

First Floor

- Large master bedroom with bay
- Bedrooms 2 & 3, both being double bedrooms
- Modern bathroom/w.c

Landing

Ground Floor

- Porch
- Hall
- Lounge with bay
- Separate dining room
- Ground floor cloakroom/w.c
- Kitchen/breakfast room with rear bay

Lower Ground Floor

- Cellar

Additional Information

- PVC double glazing
- Gas radiator central heating – boiler situated in kitchen

Outside

- Front forecourt
- Enclosed rear garden with rear gated access.
- Off road parking possible, with rear access off King Edward Road, using some of the rear garden for parking, if so required and subject to relevant permissions, consents, etc.

****FULL INTERNAL PHOTOGRAPHS AVAILABLE SOON****

Location

This part part of Ardington Road is situated between King Edward Road and Christchurch Road, running parallel to Loyd Road and Albany Road. The property can be found opposite Abington Park Surgery and Christchurch Medical Centre, as identified by our for sale board. The property is just round the corner from Abington Park. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316. If unfamiliar with this area we recommend using satellite navigation.

Council Tax Band

C

Energy Rating

D

Accommodation

Lower Ground Floor

Cellar 13'4" x 12'7" (4.07m x 3.84m)

Plus entrance recess

Ground Floor

Hall

Lounge 13'7" x 12'5" (4.14m x 3.79m)

Maximum measurement

Dining Room 9'4" x 10'5" (2.85m x 3.18m)

Ground floor cloakroom/w.c

Kitchen/ Breakfast Room 16'0" x 10'1" (4.88m x 3.08m)

Plus bay window to rear

First Floor

Bedroom 1 11'10" x 16'2" (3.60m x 4.94m)

Plus bay window

Bedroom 2 14'3" x 10'1" (4.34m x 3.08m)

Maximum measurement

Bedroom 3 11'2" x 10'4" (3.40m x 3.16m)

Bathroom/w.c

Landing

Additional Information

PVC double glazing.

Gas radiator central heating - Worcester combination boiler for central heating and hot water situated in cupboard in kitchen.

Loft access via bedroom 3.

Outside

Front Forecourt

Rear Garden

Enclosed rear garden with rear gated access.

Off Road Parking

Off road parking possible, with rear access off King Edward Road, using some of the rear garden for parking, if so required and subject to relevant permissions, consents, etc.

Disclaimer

AGENTS NOTE - ALL MEASUREMENTS ARE APPROXIMATE. ANY APPLIANCES MENTIONED HAVE NOT BEEN TESTED BY OURSELVES. MONEY LAUNDERING REGULATIONS 2007 – We are required to show due diligence in obtaining proof of identity on or before the date the purchaser's offer is accepted by the vendor (seller). Floor plans are for identification purposes only and not to scale. Measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase. Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property.



Ground Floor

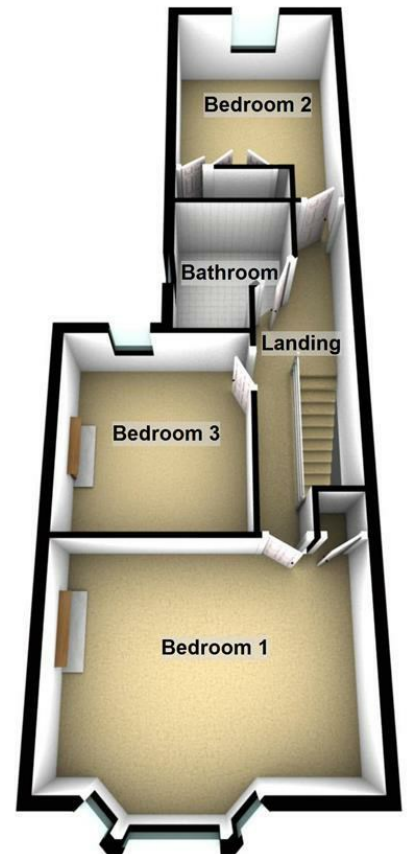
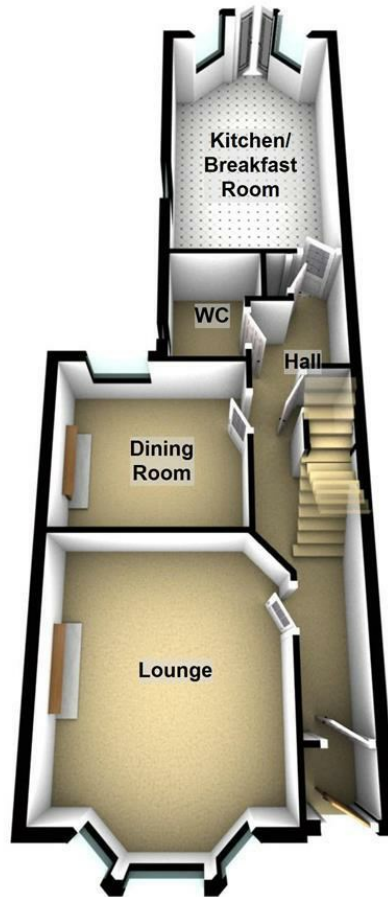
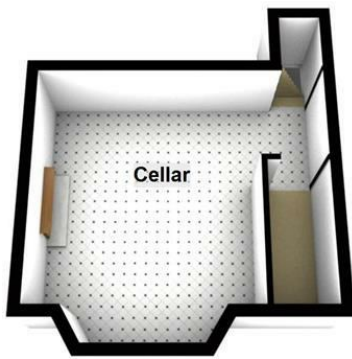
Approx. 58.1 sq. metres (625.1 sq. feet)

First Floor

Approx. 57.2 sq. metres (615.5 sq. feet)

Cellar

Approx. 22.4 sq. metres (241.1 sq. feet)



Total area: approx. 137.7 sq. metres (1481.7 sq. feet)

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Rushden's Longest Serving Estate Agency



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