



STIMPSON AVENUE, NN1  
**£240,000 FREEHOLD**





## STIMPSON AVENUE NN1 4LP

Located in the popular district of Abington and just set off the vibrant Wellingborough Road is this three bedroom three reception traditional Victorian Terrace constructed in 1891. Being located close to the renowned Abington Park this property offers fabulous potential throughout.

The accommodation briefly comprises; Entrance Hall, doors that lead to the living room, dining room, and further reception. The living room features a bay window to the front aspect. There are partition sliding doors which enables the occupier to either have the two receptions as open plan, or shut them to promote privacy. The dining room has a wall mounted gas fire and window to the rear aspect. There is also the original Victorian display cabinet with glass fronts and useful storage at the bottom. The kitchen is located at the rear and features a window to the side aspect. A door leads to a small utility room. Beyond the kitchen a lobby takes you to the ground floor WC and rear garden.

To the first floor there are three double bedrooms a modern family bathroom. The main bedroom features twin windows to the front aspect and a walk in storage cupboard. Bedroom two features a built in cupboard and window to the rear aspect. At the rear of the property is a large third bedroom with fitted wardrobes and a window overlooking the rear garden. The family bathroom has been updated with a three piece suite incorporating a panel enclosed bath with wall mounted shower over, low flush WC with enclosed cistern and sink with vanity cupboard under. The bathroom benefits from having a ladder radiator.

From the hallway a door leads down to the basement. The basement has the gas and electric meters and Fusebox. The property retains the chimney breasts and they could be reinstated into use, subject to having checks carried out first.

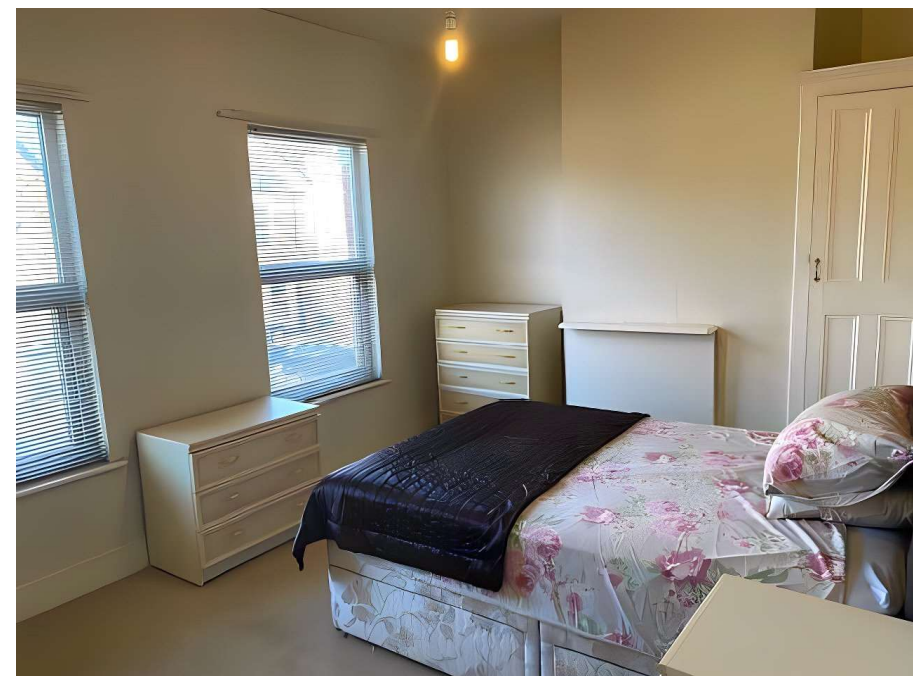
The rear garden faces in an Easterly direction and provides low maintenance garden enjoyment. The garden which is enclosed by the original Victorian walling features a raised decking area to the rear.

To the front there is a small front garden.

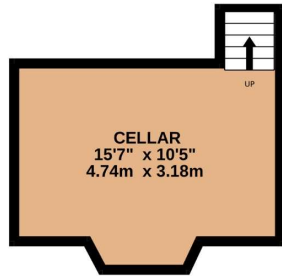
Council Tax Band 'C'

EPC Rating TBC

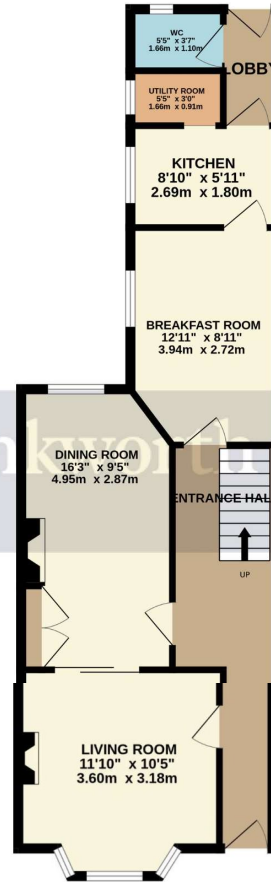




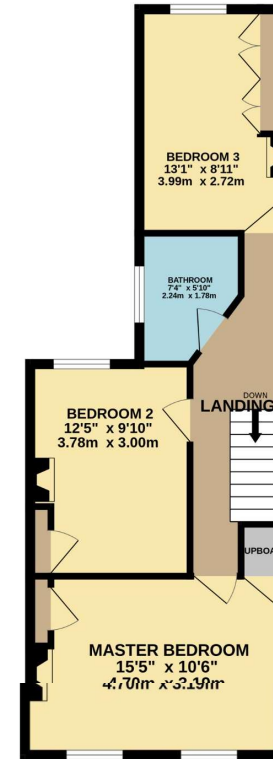
BASEMENT  
183 sq.ft. (17.0 sq.m.) approx.



GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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