



22 VERNON TERRACE

ABINGTON | NORTHAMPTON

£280,000 FREEHOLD



-  sales
-  lettings
-  town & country

22 Vernon Terrace | Abington | Northampton | NN1 5HE

We are pleased to offer for sale this charming three bedroom Victorian terraced property, located in Abington close to Northampton General Hospital, the town centre and Abington Park. Set over four floors this property has scope for further development with spacious cellar rooms with good head height adding further square footage to the already spacious accommodation offered on the further three floors. The ground floor comprises of a separate lounge and dining room, with kitchen that leads out to the private rear garden. There are steps down from the garden leading to the back cellar room. The first floor has two double bedrooms and a nicely fitted bathroom and there is another bedroom on the top floor.

The property retains some original features with stripped and stained wooden flooring and has been decorated in keeping with the style and there has also been upgrades to the windows with double glazed hardwood sashes, upgrades to the kitchen and bathroom. The property is offered with no onward chain and vacant possession and must be viewed to be appreciated.

Spacious three bedroom Victorian property | No onward chain vacant possession | Useable Cellar Rooms - potential for conversion |

Close to Northampton General hospital | Private rear Garden



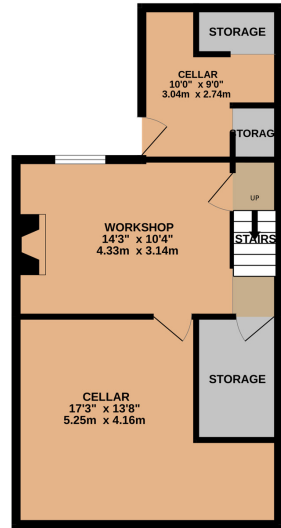
Wootton Hope Drive, Northampton, NN4 6DY
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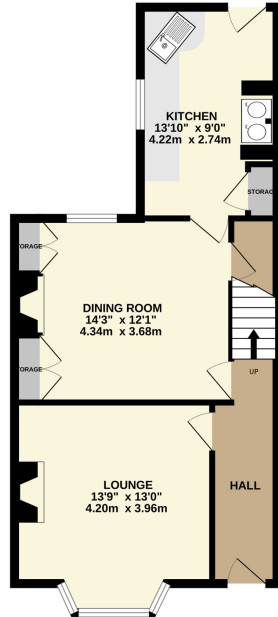




BASEMENT
496 sq.ft. (46.0 sq.m.) approx.



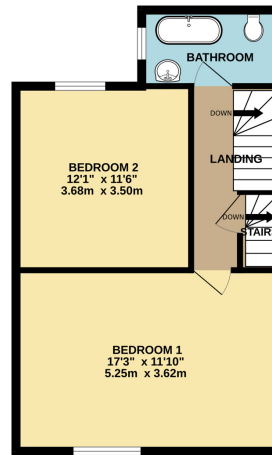
GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



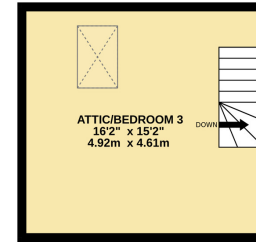
TOTAL FLOOR AREA : 1729 sq.ft. (160.6 sq.m.) approx.

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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1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR
244 sq.ft. (22.7 sq.m.) approx.



Note: Merrys for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
3. No person in the employment of Merrys has any authority to make or give and representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or in inspecting properties which have been sold, let or withdrawn.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	