







**Abington Grove, Northampton NN1 4QX**  
**Guide Price £600,000 - Freehold**



## PROPERTY DESCRIPTION

The Estate Agents are proud to present this substantial Victorian property in the highly desirable area of Abington. The versatile accommodation could be an imposing family or could suite a variety of supported living uses and briefly comprises; a beautiful entrance hall, living room, kitchen/dining room, formal dining room/bedroom and shower room. On the first floor are two double bedrooms, shower room and studio with kitchenette and en suite. On the second floor are two further double bedrooms. The property also benefits from a cellar and generous rear garden. The property is ideally situated close to local amenities, Abington Park and the vibrant Wellingborough Road with an abundance of shops, bars and restaurants.

## POINTS OF INTEREST

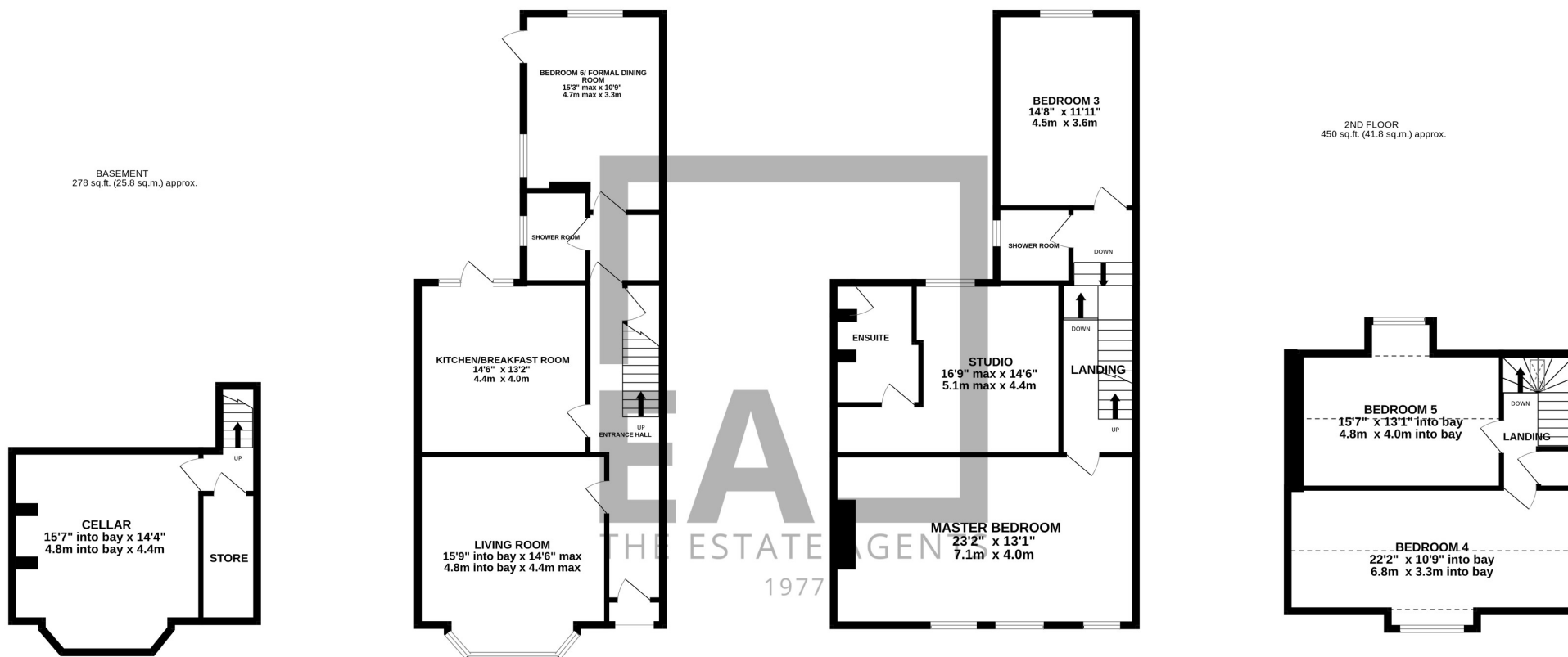
- 5/6 Bedroom Victorian Property
- Set Over Four Floors
- Studio With Kitchenette And En Suite
- Cellar
- Generous Rear Garden
- Versatile Accommodation
- Highly Sought After Location
- Would Suite A Variety Of Uses
- Vacant Possession
- No Upward Chain

GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.

1ST FLOOR  
819 sq.ft. (76.0 sq.m.) approx.

BASEMENT  
278 sq.ft. (25.8 sq.m.) approx.

2ND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 2279 sq.ft. (211.7 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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