



32 Garrick Road
Abington, Northampton, NN1 5ND



David Cosby
CHARTERED SURVEYORS
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32 Garrick Road

Abington, Northampton, NN1 5ND

£272,500

- Period Features
- Family Bathroom
- Kitchen
- Breakfast Room
- Popular Location
- Three Bedrooms
- Two Reception Rooms
- Cellar
- Close to Abington Park

Description

An attractive, Edwardian terraced property situated near to Abington Park with period features including two-storey segmental bay windows, decorative cornicing to the principal living room, pitch pine internal doors, open fireplaces and a part glazed timber panel entrance door with fan light above casting natural light to the hallway.

There are three good sized bedrooms, two reception rooms, and an extended kitchen/breakfast room.

Within walking distance of shops and amenities on the Wellingborough Road this new to the market property will make a lovely family home.

Viewing is strictly by appointment through the sole agents David Cosby Chartered Surveyors

A well maintained Edwardian mid-terrace house. Set back from Garrick Road with a walled garden and featuring three good sized bedrooms, two reception rooms, kitchen /breakfast room, bathroom and cellar. Situated within the desirable Abington area, close to the Park and within walking distance of Wellingborough Road.





The Property

Ground Floor: Entrance Hall

Steps lead up from the front garden path to the elevated entrance porch which is surrounded by a semi-circular brick arch incorporating projecting creasing tiles. The front entrance door is a solid timber panel element with coloured upper glazing panes and large fan light, both of which facilitate good natural lighting to the bright entrance hall. The floor to the entrance hall has been finished with laminate boards and there are dado rails and decorative plaster mouldings to the archway. All ground floor rooms lead off from the entrance hall and the timber stairs have a carpeted finish with painted newel post, handrails and balustrades.

Sitting Room 3.78 x 3.76m

Being the principal room to the property, the sitting room is provided with good natural lighting from the large front bay window and features deep-set decorative corncicing, picture rails and original painted floor boards. The feature open fire place is fitted with a timber panelled surround with glazed tile infill and hearth which adds comfort to this light and spacious room.

Kitchen / Breakfast Room 4.64 x 3.04m

The kitchen is placed between the sitting room and family / dining room. It has been sympathetically extended to incorporate a breakfast area with glazed door and side casement window which overlook and provide access to the rear courtyard garden. Further natural lighting is provided by the large double-glazed Velux window creating an airy and comfortable space.

Traditional Russet clay quarry floor tiles have been fitted and the kitchen is particularly well equipped with a range of wall and floor units incorporating range-style double gas oven.

Dining Room 4.54 x 2.88m

The rear reception would likely be utilised as the dining room but is currently in use as a family / sun room. French doors with fan lights over open onto the courtyard garden and there is a further window to the chamfered wall giving good natural lighting which tended to be a prerequisite for the Edwardian period. Again, boasting original pine floor boards and built-in floor to ceiling cupboard this area really does provide a lovely entertaining space.



Situated on a relatively quiet road, in the residential area of Abington. The property is located close to the historic Abington Park with band stand, tennis courts and café. It is also in close proximity to the shops and facilities of Wellingborough Road with public transport available into town and the nearby General Hospital.

Cellar 3.78 x 2.46m

A door leads off of the entrance hall and down to the useful storage space in the cellar with power and lighting.

First Floor:

First Floor Landing

Carpeted treads and risers with painted handrails and balustrading lead to the first-floor galleried landing with décor which flows from the entrance hall and through to the upstairs accommodation. Original pitch pine panelled doors lead to the three bedrooms and family bathroom.

Master Bedroom 4.78 x 3.76m

The master bedroom is a large double which sits at the front of the property and enjoys a bay fronted window, original pine floor boards, built in cupboards, feature fire place, picture rail and corncicing. With tasteful, neutral décor this makes for a very relaxing space.

Bedroom Two 3.66 x 2.88m

Bedroom two is another double bedroom which looks out over the rear courtyard garden and has larger than average windows to two sides creating a very light room which is currently used as a work space. All bedrooms are of a good size and this room also features original floor boards, picture rail and period fire place.

Bedroom Three 3.06 x 2.96m

Bedroom three is a smaller double room and occupies the middle of the property. It has a generous window overlooking the rear garden and is decorated in neutral tones with original pine floor boards.

Family Bathroom

The family bathroom provides a white three-piece suite with roll top bath and shower over. Tiling has been provided to the majority of the walls with an frosted glazed window to the side elevation.





Outside Areas

Front Aspect:

The property is slightly set back from the road and public footpath and has the benefit of a small walled front garden with wrought iron gate leading to a small step up to the recessed open porch and main front entrance door.

Rear Garden:

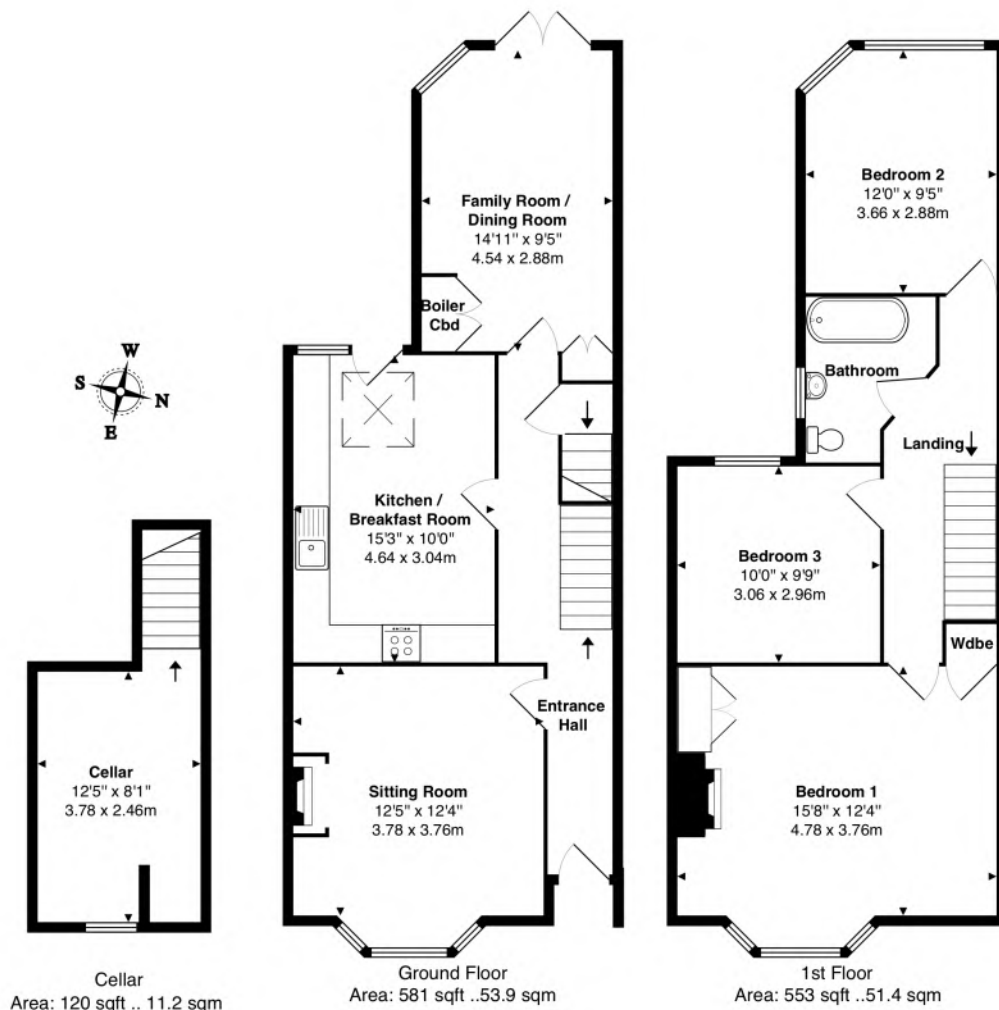
The enclosed rear garden has been tastefully paved and creates a delightful seating and entertaining area which benefits from being situated in a south easterly direction. Doors from the kitchen and dining room lead on to the garden which can also be accessed from the rear communal, private, access road.

Additional Information

Local Authority: Northampton Borough Council

Council Tax: Band C





Total Area: 1254 sqft ... 116.5 sqm
All measurements are approximate and for display purposes only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:
32 Garrick Road, Northampton, NN1 5ND
Reference:
3547

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not tested services, appliances, equipment or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries.