

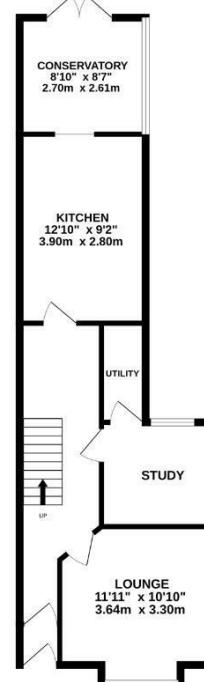


128 CEDAR ROAD EAST NORTHAMPTON, NN3 2JF

**£275,000
FREEHOLD**

Stonhills are pleased to offer this well presented three bedroom property situated in the popular Abington area. The home benefits from excellent access to Abington Park and Wellingborough Road, which provides a wide range of shops, cafés, restaurants and local amenities. The accommodation includes a bay-fronted sitting room with open fireplace, a refitted kitchen opening into a bright dining/sun room with French doors to the rear garden, three bedrooms, a modern family bathroom and separate WC. Externally, there is a low-maintenance frontage and a larger-than-average rear garden with decked seating area and rear access. Viewing is highly recommended.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and any other items are approximate and are provided for general guidance only. Any room sizes or measurements given for planning purposes only and must not be relied upon as accurate by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		62	
EU Directive 2002/91/EC			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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