

## 327 Birchfield Road East, Abington, Northampton NN3 2SY



**£1,350**

A well-proportioned three bedroom home located in the Headlands area, offering convenient access to various local amenities, including shops and green spaces such as Abington park. There is a garden to the front of the property with side access and storm porch with door into the ground floor. To the ground floor there is a hallway, lounge/dining room with real wood flooring throughout, and patio doors to the garden. There is also a fitted kitchen and conservatory/utility with patio doors leading into the garden. Upstairs there are three bedrooms and a bathroom with three piece white suite including bath with shower over. The expansive rear garden benefits from a patio area, lawn and a shed offering ample outside storage. Altogether a lovely home.

Available unfurnished from 22nd August 2026, £1,350 pcm, deposit £1,557. Holding deposit £311.00 which will be deducted from the first rent payment.

Rates apply, council tax band B. Initial tenancy length is 12 months with a 6 month break clause. Car parking on street where available.

Front Garden

Hedge and fence along the boundary with gate to one side with gravel and slabs leading to the front door.

Hallway

Radiator, stairs to first floor and doors into kitchen and lounge/diner.

Lounge/Dining Room

28'0"x 11'4" (8.53x 3.45)

Two radiators, double glazed windows, real wood flooring, fitted cupboard and double glazed patio doors into rear garden.

Kitchen

10'7" x 7'5" (3.23 x 2.26)

Double glazed window to side, cupboard under stairs, laminate flooring, tiled to water sensitive areas, range of base and eye level units. There is an integrated sink with drainer, four ring gas hob with extractor over and oven.

Conservatory/utility

Radiator, range of double glazed windows, conservatory style roof, wall mounted boiler, range of base and eye level units with integrated sink with drainer and double glazed patio door into rear garden.

Landing

Double glazed window to side and doors to three bedrooms and bathroom.

Bedroom One

11'8" x 8'7" (3.56 x 2.62)

Double glazed window, radiator, laminate flooring and storage cupboard.

Bedroom Two

10'5" x 10'2" (3.18 x 3.10)

Double glazed window, radiator, laminate flooring and a range of fitted wardrobes.

Bedroom Three

8'7" x 6'4" (2.62 x 1.93)

Double glazed window, radiator and laminate flooring.

Bathroom

Double glazed window, tiled flooring and walls, three piece suite including pedestal wash hand basin, WC and bath with electric shower over.



Rear Garden

Spacious patio area that leads to laid lawn with meandering stepping stones to the rear of the property where there is a shed. There is also a variety of flora mainly to one side and access around the side of the property.

