

88 Bostock Avenue  
Northampton  
NN1 4LN

£350,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Oscar James are delighted to present to the market this simply stunning four double bedroom family home in the sought after location of Abington. This home offers amazing space throughout whilst spanning across four storeys. Situated within walking distance to the popular Abington Park, local eateries, trendy bars, coffee shops and great schooling along with excellent commuter links. This is arguably one of the town's most popular locations.

Double bay fronted and boasting original fireplaces throughout adds charm and maintains gorgeous character features to this period property. Much improved by the current owners including a new roof, a refitted kitchen and landscaping in the garden.

Upon entering, the hall leads into all ground floor accommodation which has a lovely open plan flow throughout. The lounge and dining room are great sizes and lead perfectly into the spacious kitchen/breakfast room. The Kitchen itself has been refitted offering ample work surfaces with storage plus the addition of a handy utility area.

Stairs lead down to the fully converted cellar currently being utilised as a fab cinema room

but of course could be used for a multitude of options, even a fifth bedroom.

To the first floor you will find three excellent size double bedrooms and a refitted family bathroom. Continuing up to the second floor there is a further large double bedroom with its own shower room comprising a three piece suite. This creates either a great master bedroom or the perfect guest suite.

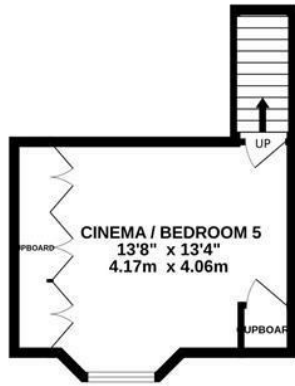
Externally, the landscaped rear garden is low maintenance with artificial lawn plus two seating areas created with decking and a patio.

This home is in great condition in a prime location so we urge viewings at your earliest convenience!

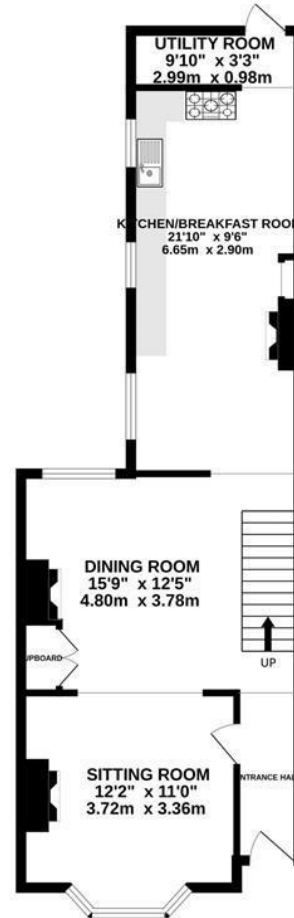
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# Floor Plan

**BASEMENT LEVEL**  
220 sq.ft. (20.4 sq.m.) approx.



**GROUND FLOOR**  
594 sq.ft. (55.2 sq.m.) approx.



**1ST FLOOR**  
568 sq.ft. (52.8 sq.m.) approx.



**2ND FLOOR**  
300 sq.ft. (27.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1682 sq.ft. (156.2 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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## AT A GLANCE...



Open plan spacious accommodation throughout



Refitted stylish kitchen



Four/Five Double Bedrooms



Modern Bathroom & Shower room



Landscaped and low maintenance rear garden



Prime location with great road links





# SELLER'S SECRET

We have loved living here being able to stroll down to the local restaurants and bars but still be tucked out the way to have a quiet location giving us the best of both worlds. Also being positioned within walking distance to Abington park and Northampton School for boys we think is a huge bonus!



*Why we like it....*

We love the charm of the character features throughout this property. We also love the alterations to create an open plan flow to the ground floor it feels very spacious making it the perfect family home.

*To buy or not to buy....*

## OSCAR JAMES

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