

74 Broadmead Avenue, Abington, Northampton, NN3 2QY
£242,500 Freehold

A very good size three bedroom 1940's terrace which has a front garden and benefits from having a no onward chain. The accommodation comprises entrance hall, lounge, dining room, kitchen, store room and WC. The first floor provides three good size bedrooms and a family bathroom. Further benefits include a modern boiler and garage to the rear of the garden and can be accessed by the garden or service road. Please call 01604 231111. EPC: TBC. Council Tax Band: C

Three Bedroom Terrace | WC & Bathroom | Front Garden | Large Rear Garden & Garage | Gas Radiator Heating | No Chain

modern marketing · traditional values

ENTRANCE HALL

Entrance door. Stairs rising to first floor landing with cupboard under. Doors to connecting rooms.

LOUNGE 3.94m x 3.43m (12'11 x 11'3)

Bay window to front elevation. Radiator. Coving.

DINING ROOM 3.73m x 3.18m (12'3 x 10'5)

uPVC patio doors to rear garden. Radiator. Coving.

KITCHEN 2.49m x 2.51m (8'2 x 8'3)

Fitted with a range of wall and base units with work surfaces over. Stainless steel sink and double drainer. Space for oven, fridge/freezer and washing machine or dishwasher. Access to rear lobby.

REAR LOBBY

Door to store. Door to WC. Boiler.

WC

Window to side elevation. Low level WC. Electric heater.

FIRST FLOOR LANDING

Storage cupboard. Doors to:

BEDROOM ONE 3.43m x 2.79m (11'3 x 9'2)

Wooden secondary glazed window to front elevation. Radiator. Built in wardrobe.

BEDROOM TWO 3.73m x 3.10m (12'3 x 10'2)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

BEDROOM THREE 2.29m x 2.31m (7'6 x 7'7)

Wooden secondary glazed window to front elevation. Radiator. Built in wardrobe.

BATHROOM 1.73m x 2.26m (5'8 x 7'5)

Obscure uPVC double glazed window to rear elevation. Radiator. Suite comprising wash hand basin, low level WC and panelled bath. Extractor fan.

OUTSIDE

FRONT GARDEN

Good size front garden, mainly laid to block paving. Planting area. Enclosed by brick wall and gate.

REAR GARDEN

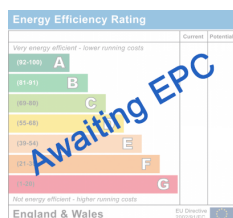
A large rear garden comprising a good size patio area. Largely laid to lawn with concrete pathway and garage to the rear of the garden. Shrubs and bushes. Enclosed by timber fencing.

GARAGE

Up and over door. Accessed via service road.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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LOCAL AREA INFORMATION

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars, eateries and the Racecourse, as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1 mile away on the Kettering Road, or 1.5 miles away at either Weston Favell Shopping centre or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the M1, A45, A43, A508 and A428 and in turn link to the A14.

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