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184 Broadway East, Abington, NN3 2PT

£250,000 Semi-Detached

2 1 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington

343 Wellingborough Road, Abington, Northampton, NN1 4ER

Call Us 01604 231111

Email Us abington@jacksongrundy.co.uk





Property Summary

An immaculately presented and extended two bedroom semi-detached home with off road parking and single garage. The current owner has fully upgraded the property.

Features & Utilities

- ✓ Immaculate Condition
- ✓ Kitchen/Dining Room
- ✓ Central Island
- ✓ Refitted Bathroom
- ✓ Extended Dining Room
- ✓ W/C
- ✓ Off Road Parking
- ✓ Landscaped Garden
- ✓ Great Location
- ✓ Close to Local Amenities

Property Overview

An immaculately presented and extended two bedroom semi-detached home with off road parking and single garage. The current owner has fully upgraded the property which includes new kitchen with centre island, new bathroom, newly decorated, modern heating system and new floor throughout. The property accommodation comprises of entrance hallway, lounge, kitchen/dining room with built in cupboard, dining room and WC. The first floor provides two double bedrooms and a refitted shower room. The outside areas include a landscaped rear garden. Garage and off road parking for two vehicles. Call 01604 231111. EPC Rating: D. Council Tax Band: B.

ENTRANCE

uPVC door leading into hallway. Meter cupboards. Radiator. Understairs storage. Doors to lounge and kitchen.

LOUNGE 3.31m x 3.27m (10'10 x 10'9)

Bay window to front elevation. Radiator. Carpeted. Open plan to kitchen/diner.

KITCHEN/DINING ROOM 4.07m x 5.08m (13'4 x 16'8)

Two windows to side elevation. Wall and base gloss white units. Belfast sink. Kitchen island with gas hob and oven. Space for white goods. Tiled floors. Sliding doors to:

CONSERVATORY/DINING ROOM 3.05m x 2.84m (10'0 x 9'4)

Windows to rear and side elevation. French doors to rear. Two radiators. Door to WC.

WC

Window to rear. Low level WC. Wash hand basin.

FIRST FLOOR LANDING

Opaque window to side elevation. Carpeted.

BEDROOM ONE 3.16m x 4.13m (10'4 x 13'6)

Two windows to front elevation. Radiator. Two built in cupboards. Carpeted.

BEDROOM TWO 3.35m x 2.95m (11'0 x 9'8)

Window to rear elevation. Radiator. Two built in storage. Carpeted.

SHOWER ROOM 2.34m x 1.63m (7'8 x 5'4)

Opaque window to rear elevation. Radiator. Low level WC. Wash hand basin. Electric shower.

OUTSIDE

GARAGE

Up and over door.

REAR GARDEN

Decking. Paved path. Lawn area.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Ask Agent

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

DRAFT DETAILS

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

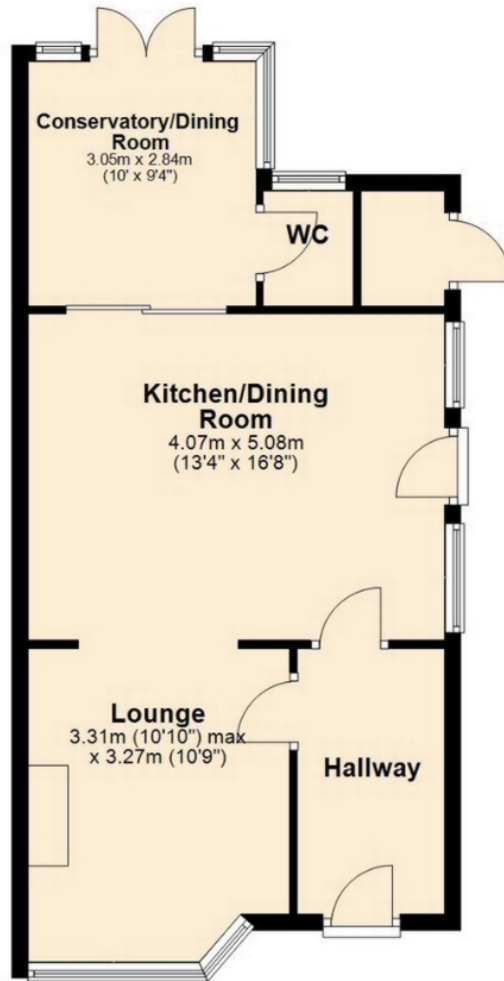
AGENTS NOTES

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.

Floorplan

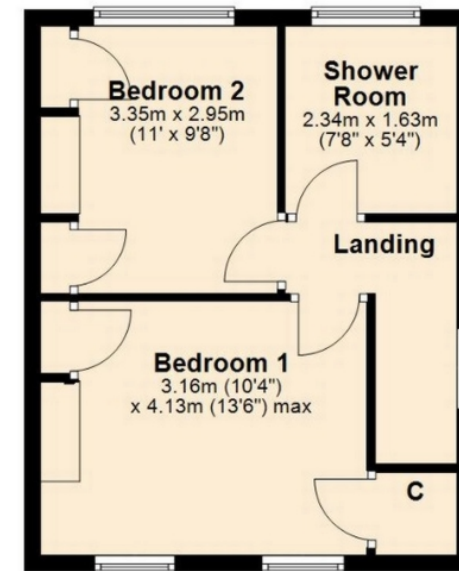
Ground Floor

Approx. 52.9 sq. metres (569.9 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



Total area: approx. 87.3 sq. metres (940.0 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152