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# Taunton Avenue, Abington Vale, NN3 3LY

£330,000 Detached

3 1 2



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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington

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## Property Summary

A mature and spacious, three bedroom extended detached home situated in the sought after area of Abington Vale.

## Features & Utilities

- ✓ Extended
- ✓ Detached
- ✓ Three Bedrooms
- ✓ Two Reception Rooms
- ✓ Four Piece Bathroom
- ✓ Garage

# Property Overview

A mature and spacious, three bedroom extended detached home situated in the sought after area of Abington Vale. The property accommodation comprises entrance hall, WC, study, dual aspect lounge and kitchen/dining room. The first floor provides three good size bedrooms and extended four piece bathroom. The outside areas include a large rear garden, front garden, off road parking and single garage. Call 01604 231111. EPC Rating: TBC. Council Tax Band: D

## ENTRANCE HALL

uPVC double glazed entrance door. Staircase rising to first floor landing. doors to:

## WC

Window to front elevation. Suite comprising low level WC and wash hand basin.

## STUDY 2.11m x 2.07m (6'11 x 6'9)

uPVC double glazed window to front elevation. Radiator.

## KITCHEN/DINING ROOM 6.56m x 2.88m (21'6 x 9'6)

uPVC double glazed window to front elevation. A range of wall and base units with work surfaces over. Porcelain sink with mixer tap. Space for appliances. Patio doors to rear elevation.

## LOUNGE 3.44m x 5.86m (11'4 x 19'3)

uPVC double glazed window to front elevation. uPVC double glazed window to side elevation. Radiator.

## FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Access to loft.

## BEDROOM ONE 3.98m x 3.68m (13'1 x 12'1)

uPVC double glazed window to front elevation. Radiator. Built in wardrobes.

### **BEDROOM TWO 3.12m x 2.64m (10'3 x 8'8)**

uPVC double glazed window to side elevation. Radiator.

### **BEDROOM THREE 2.48m x 2.95m (8'2 x 9'8)**

uPVC double glazed window to rear elevation. Radiator.

### **BATHROOM 2.87m x 2.20m (9'5 x 7'3)**

Obscure uPVC double glazed window to rear elevation. Radiator.

### **OUTSIDE**

#### **FRONT GARDEN**

Concrete driveway.

#### **GARAGE**

Up and over door. Power and light.

#### **REAR GARDEN**

Laid to lawn and patio area.

### **MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

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

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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 – Gas Radiators  
Parking – Yes  
Accessibility – N/a  
Right of Way – No  
Restrictions – N/a  
Flood Risk – <https://flood-map-forplanning.service.gov.uk/>  
Property Construction – Ask Agent  
Outstanding Building Work/Approvals – Ask Agent

### DRAFT DETAILS

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

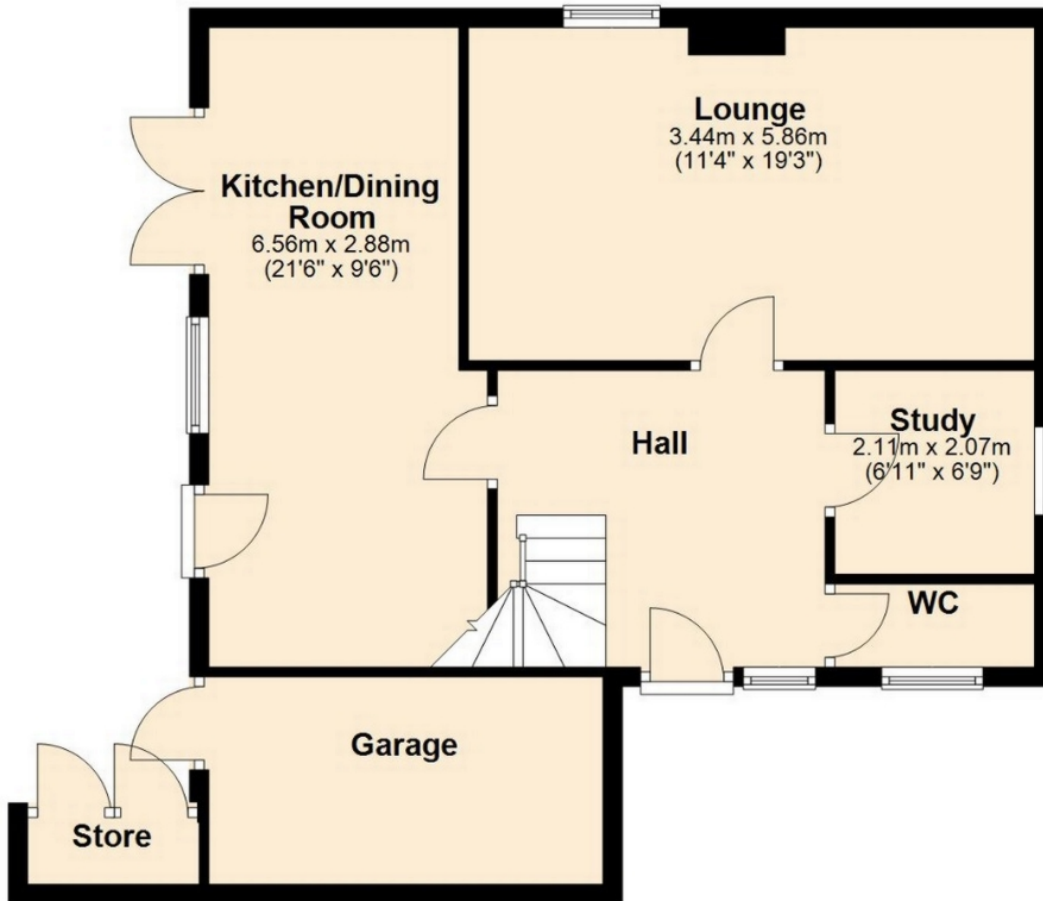
### AGENTS NOTES

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

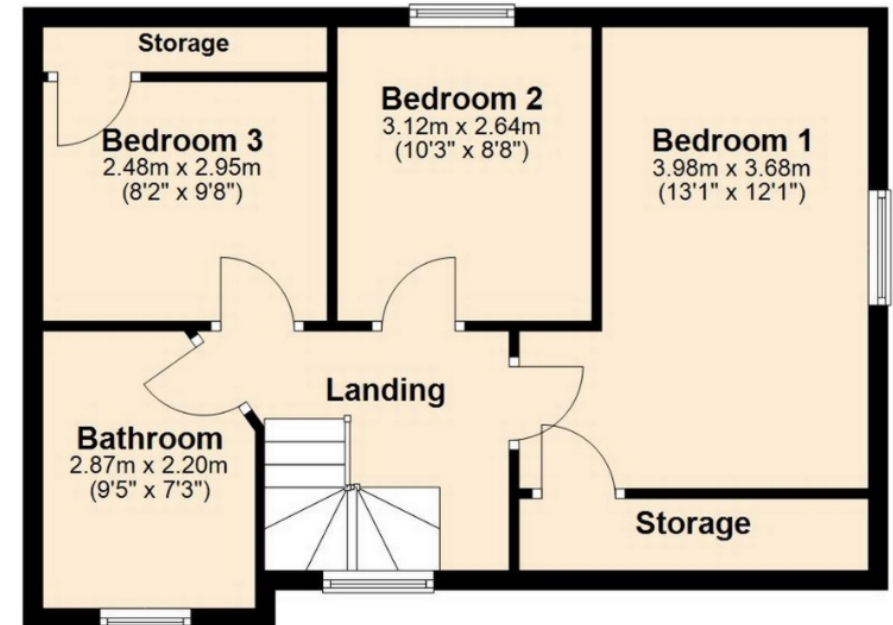
## Ground Floor

Approx. 66.9 sq. metres (719.9 sq. feet)



## First Floor

Approx. 49.1 sq. metres (528.6 sq. feet)



Total area: approx. 116.0 sq. metres (1248.6 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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