



www.jacksongrundy.com

Abington Avenue, Abington, NN1 4PX

£310,000 - Offers Over Terraced

4 1 1



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

Jackson Grundy are delighted to offer this four bedroom double bay fronted Victorian terrace, retaining many of its original features and located on the popular Abington Avenue close to a number of facilities including Abington Park, Northampton County Cricket Ground, schooling, public house.

Features & Utilities

- ✓ Three Double Bedrooms, One Single Bedrooms
- ✓ Double Bay Fronted Terrace
- ✓ Modern Kitchen & Bathroom
- ✓ Character Features
- ✓ Cellar
- ✓ Enclosed Front & Rear Gardens



Property Overview

Jackson Grundy are delighted to offer this four bedroom double bay fronted Victorian Terrace, retaining many of its original features and located on the popular Abington Avenue close to a number of facilities including Abington Park, Northampton County Cricket Ground, schooling, public house and shops. The accommodation comprises entrance hall, lounge with open fireplace, second reception room, dining room, refitted kitchen, utility and downstairs w/c. The first floor has three double bedrooms, study and a refitted family bathroom. Externally the front is enclosed by a low brick wall and decorative

gate leading to the front door. The rear garden is easy to maintain laid to artificial lawn, raised compost beds and gated rear access. The property further benefits from gas central heating, UPVC double glazing and the use of a cellar. EPC Rating: D – Council Tax Band: D

ENTRANCE HALL

Composite entrance door with stained glass double glazed panel. Inset door mat. Picture rail. Dado rail. Doors to:

LOUNGE 3.45m x 4.11m (11'4 x 13'6)

uPVC double glazed bay window to front elevation with window seat. Radiator. Cast iron fireplace with original Victorian tiled surround, slate hearth and mantel. Television point. Original sliding doors to family room. Exposed floorboards.

FAMILY ROOM 3.58m x 3.56m (11'9 x 11'8)

Radiator. Door to utility room.

UTILITY 1.22m x 1.52m (4'0 x 5'0)

Space and plumbing for washing machine. Work surface. Door to:

WC 0.71m x 1.52m (2'4 x 5'0)

Frosted uPVC window to rear elevation. Low level WC and wash hand basin.

DINING ROOM 4.57m x 3.38m (15'0 x 11'1)

uPVC window to side elevation. Radiator. Multi fuel burner set into chimney with tiled surround, slate hearth and oak mantel. Picture rails. Wooden

flooring.

KITCHEN 3.35m x 3.38m (11'0 x 11'1)

uPVC window to side elevation. uPVC window to rear elevation. uPVC door to rear elevation, leading to garden. Fitted with a range of wall mounted and base level cupboards and drawers with solid oak work surfaces. One and a half bowl sink and drainer with pot wash tap over. Five ring gas hob with oven below and modern extractor hood over. Space and plumbing for slimline dishwasher. Undercounter fridge and freezer. Built in larder. Tiling to splash back areas. Wooden flooring.

CELLAR 3.48m x 5.28m (11'5 x 17'4)

Window to front elevation. Power and light connected.

FIRST FLOOR LANDING

Picture rail. Dado rail. Access to loft space. Cupboard. Doors to:

BEDROOM ONE 3.58m x 5.28m (11'9 x 17'4)

uPVC window to front elevation. Radiator. Feature fireplace with tiled surround, hearth and mantel. Built in cupboard and drawer.

BEDROOM TWO 3.73m x 3.58m (12'3 x 11'9)

uPVC window to rear elevation. Radiator. Built in cupboard and drawers. Cast iron fireplace. Picture rails.

BEDROOM THREE 3.20m x 3.38m (10'6 x 11'1)

uPVC window to rear elevation. Radiator. Picture rails.

STUDY/BEDROOM FOUR 1.88m x 2.44m (6'2 x 8'0)

uPVC window to side elevation. Radiator.

BATHROOM 2.62m x 2.44m (8'7 x 8'0)

Frosted uPVC window to side elevation. Heated towel rail. Suite comprising low level WC, wash hand basin set into vanity unit and P shaped bath with shower over and screen. Cast iron feature fireplace. Fully tiled walls. Mosaic tiled floor.

OUTSIDE

FRONT GARDEN

Enclosed by low brick wall and decorative cast iron gate and hedging. Path leading to porch with exposed red brick and Victorian tiled flooring. Border stocked with plants and small tree.

REAR GARDEN

Laid to artificial lawn. Raised compost beds. Mature borders. Gated rear access to service road.

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



Total area: approx. 152.0 sq. metres (1636.2 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

Jackson Grundy Estate Agents - Abington
343 Wellingborough Road, Abington, Northampton, NN1 4ER

Call Us 01604 231111
Email Us abington@jacksongrundy.co.uk

