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Adams Avenue, Abington, NN1 4LQ

£285,000 Terraced

4 1 2



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feefo

Department: Sales

Tenure: Freehold



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Property Summary

Situated just a short stroll from Abington Park, is this double bay fronted four-bedroom, three reception room Victorian terrace property presenting an excellent opportunity for renovation, offered to the market with no upper chain.

Features & Utilities

- ✓ Four Bedrooms
- ✓ No Chain
- ✓ Double Bay Fronted
- ✓ WC & Utility
- ✓ Close To Local Amenities
- ✓ Scope For Renovation
- ✓ Extended
- ✓ Cellar

Property Overview

Situated just a short stroll from Abington Park, is this double bay fronted four-bedroom, three reception room Victorian terrace property presenting an excellent opportunity for renovation, offered to the market with no upper chain. The ground floor features a welcoming entrance hall with access to the cellar, two generously sized reception rooms, conservatory and a rear kitchen/diner with an adjoining utility space and WC. On the first floor, there are three well-proportioned bedrooms accompanied by a family bathroom and a separate WC. The top floor offers a fourth bedroom along with a separate storeroom, ideal for home working or additional storage. Externally, the property benefits from an enclosed rear garden, providing a private outdoor space. EPC Rating: E. Council Tax Band: C

HALL

Entrance via uPVC door into porch door. Radiator. Stairs rising to first floor. Pull up door into cellar. Door to:

LOUNGE/DINING ROOM 7.86m x 3.72m (25'9" x 12'2")

Lounge Area: uPVC double glazed bay window to front elevation. Radiator. Feature fireplace. Dining Area: Original sliding door to conservatory. Radiator. Feature fireplace.

CONSERVATORY 7.35m x 1.83m (24'1" x 6")

Large conservatory with French doors to rear garden.

KITCHEN/BREAKFAST ROOM 7.38m x 2.77m (24'2" x 9'1")

Two uPVC double glazed windows to side elevation. Wall mounted and base level units with roll top work surface over. Stainless steel sink and drainer. Gas hob and oven. Feature fireplace. Opening to:

UTILITY

uPVC double glazed window to rear elevation. Wall mounted units with roll top work surface over. Space for white goods. Door to garden. Opening to:

WC

Obscure uPVC double glazed window to rear elevation. Low level WC.

CELLAR

Power and light connection. Access to meters and consumer unit.

FIRST FLOOR LANDING

Stairs rising to second floor. Doors to:

BEDROOM ONE 3.38m x 4.78m (11'1" x 15'8")

uPVC double glazed bay window to front elevation. Two Radiators.

BEDROOM THREE 3.78m x 3.11m (12'4" x 10'2")

uPVC double glazed window to rear elevation. Radiator.

WC

Obscure UPVC double glazed window to side elevation. Low level WC.

BATHROOM

Obscure UPVC double glazed window to side elevation. Panelled bath with shower attachment, hand wash basin.

BEDROOM TWO 4.10m x 2.72m (13'5" x 8'11")

UPVC double glazed window to rear elevation. Radiator.

SECOND FLOOR LANDING

UPVC double glazed window to rear elevation. Doors to:

BEDROOM FOUR 4.37m x 3.15m (14'4" x 10'4")

UPVC double glazed window to rear elevation. Doors to:

STORE ROOM 3.18m x 4.42m (10'5" x 14'6")

Access to eaves space. Boiler.

OUTSIDE

REAR GARDEN

Enclosed rear garden with brick wall.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – E

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – No Parking Available

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

AGENTS NOTES

i Viewings by appointment only through us 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. 178.8 sq. metres (1925.0 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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