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# Adams Avenue, Abington, NN1 4LQ

£270,000 Terraced

4 2 4



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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, four reception room Victorian terrace presenting an excellent opportunity for renovation – offered to the market with no upper chain.

## Features & Utilities

- ✓ No Chain
- ✓ UPVC Double Glazing
- ✓ Double Bay Fronted
- ✓ Four Reception Rooms
- ✓ Victorian Period Features
- ✓ Scope for Renovation
- ✓ Excellent Local Schooling
- ✓ Excellent Local Amenities
- ✓ WC & Utility
- ✓ Enclosed Rear Garden

## Property Overview

Situated just a short stroll from Abington Park, is this double bay fronted four bedroom, four 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, and a rear kitchen with an adjoining utility space and WC. On the first floor, three well-proportioned bedrooms-each with charming feature fireplaces-are accompanied by a family bathroom and a separate WC. The top floor offers a fourth bedroom along with a separate study, ideal for home working or additional storage. Externally, the property benefits from an enclosed rear garden, providing a private outdoor space. Council Tax Band: C

### HALL WAY

Entrance via UPVC door. Radiator. Stairs rising to first floor. Door to cellar. Doors to;

### LOUNGE 4.11m x 3.07m (13'6" x 10'1")

UPVC double glazed window to front elevation. Radiator. Feature fireplace. Sliding doors to;

### DINING ROOM 4.09m x 3.07m (13'5" x 10'1")

UPVC double glazed French doors to rear elevation. Radiator. Built in storage. Gas fireplace.

### KITCHEN 5.11m x 2.90m (16'9" x 9'6")

UPVC double glazed window to side elevation. Wall mounted and base level units with roll top work surface over. Stainless steel sink and drainer. Space for cooker and white goods. Feature fireplace. Opening to;

### UTILITY 2.06m x 2.90m (6'9" x 9'6")

UPVC double glazed window to side elevation. Wall mounted and base level units with roll top work surface over. Stainless steel sink and drainer. Ideal gas boiler. Opening to;

### REAR LOBBY

Timber door to rear garden.

## **WC**

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

## **CELLAR 4.06m x 4.98m (13'4" x 16'4")**

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

## **FIRST FLOOR LANDING**

Stairs rising to top floor. Doors to;

## **BEDROOM ONE 3.99m x 4.78m (13'1" x 15'8")**

UPVC double glazed window to front elevation. Radiator. Feature fireplace. Built in storage cupboard.

## **BEDROOM TWO 3.78m x 3.07m (12'5" x 10'1")**

UPVC double glazed window to rear elevation. Radiator. Feature fireplace. Built in storage cupboard.

## **BEDROOM THREE 4.01m x 2.84m (13'2" x 9'4")**

UPVC double glazed window to rear elevation. Radiator. Feature fireplace.

## **BATHROOM**

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

## **WC**

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

## **SECOND FLOOR LANDING**

UPVC double glazed window to rear elevation. Doors to;

## **BEDROOM FOUR 4.19m x 3.15m (13'9" x 10'4")**

UPVC double glazed window to rear elevation.



### **STUDY 3.15m x 1.75m (10'4" x 5'9")**

Glazed window to inner hallway. Access to eaves space.

### **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 – Ask Agent

Parking – Ask Agent

EV Charging – Ask Agent

Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Ask Agent  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
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





# 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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