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# Adams Avenue, Abington, Northampton, NN1 4LJ

£269,950 Terraced

3 1 2



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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington

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## Property Summary

Offered with no onward chain, this charming 3 double bedroom Victorian home is ideally located in the heart of Abington, just a short walk from local shops, restaurants & well-regarded schools. The property also benefits from front & rear gardens, a cellar, & original character features.

## Features & Utilities

- ✓ Victorian Home
- ✓ Enclosed Rear Garden
- ✓ 3 Double Bedrooms
- ✓ Tanked Cellar
- ✓ Fantastic Location
- ✓ No Chain
- ✓ Original Features
- ✓ Gated Front Garden

# Property Overview

Offered with no onward chain, this charming three double bedroom Victorian home is ideally located in the heart of Abington, just a short walk from local shops, restaurants, and well-regarded schools. The accommodation includes a welcoming entrance hall, lounge, separate dining room, a spacious kitchen/dining area, and a utility room. Upstairs, there are three generous double bedrooms and a family bathroom. The property also benefits from front and rear gardens, a tanked cellar, and a wealth of original character features throughout. EPC Rating: D Council Tax Band: C

## ENTRANCE HALL

Entrance via solid oak door with stained glass panel above. Radiator. Feature coving. Staircase rising to first floor landing. Opening to dining room. Door to:

## LOUNGE 4.11m x 3.71m (13'6 x 12'2)

uPVC double glazed bay window to front elevation. Radiator. Feature coving. Log burner. Solid timber sliding doors leading into dining room.

## DINING ROOM 3.73m x 3.25m (12'3 x 10'8)

Radiator. Fitted storage. Feature coving. Thermostat. Alarm panel. Door to cellar. Door to kitchen. Door to:

## CONSERVATORY 2.44m x 1.83m (8'0 x 6'0)

Access via solid sliding door with stained glass panel. Double glazed windows to rear garden.

## KITCHEN/DINING ROOM 6.40m x 2.64m (21'0 x 8'8)

uPVC double glazed window to side elevation. Spotlights. Radiator. A range of wall and base units. Work surfaces. Integrated oven, four ring gas hob and extractor. Space for appliances. Inset Belfast sink and drainer. Access to rear.

## UTILITY ROOM

Timber door with glazed panel into rear garden. Ideal logic boiler.

## TANKED CELLAR 4.27m x 4.70m (14'0 x 15'5)

Light and power connected.

### FIRST FLOOR LANDING

Access to loft space. Storage cupboard. Doors to:

### BEDROOM ONE 3.40m x 4.67m (11'2 x 15'4)

uPVC double glazed window to front elevation. Radiator. Fitted storage cupboard. Exposed wooden floorboards.

### BEDROOM TWO 3.48m x 3.05m (11'5 x 10'0)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM THREE 4.01m x 2.82m (13'2 x 9'3)

uPVC double glazed window to rear elevation. Radiator.

### BATHROOM

uPVC frosted window to side elevation. Three piece suite comprising panelled bath with shower over, low level WC and porcelain wash hand basin. Radiator. Extractor.

### OUTSIDE

### FRONT GARDEN

Enclosed by brick wall. Steel gated. Block paved.

### REAR GARDEN

Good sized rear garden with lawn and patio area. Fence and brick to border.

### 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 – Gas

Parking – No

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 – 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. 146.8 sq. metres (1580.6 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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