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Albany Road, Abington, Northampton, NN1 5LZ

£325,000 Terraced

4 1 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington

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Property Summary

Situated on one of Abington's most sought-after roads, right next to the beautiful Abington Park, this stunning four-bedroom double bay-fronted Victorian terrace offers a perfect blend of period charm and modern convenience.

Features & Utilities

- ✓ Four Bedroom Victorian Terrace
- ✓ Double Bay Fronted
- ✓ Prime Location
- ✓ Close To Abington Park
- ✓ Ample Living Space
- ✓ WC & Utility Room
- ✓ Character Features
- ✓ Within Walking Distance to NSB & NGH
- ✓ Gas Radiator Heating
- ✓ No Chain

Property Overview

Situated on one of Abington's most sought-after roads, right next to the beautiful Abington Park, this stunning four-bedroom double bay-fronted Victorian terrace offers a perfect blend of period charm and modern convenience. The property boasts a spacious bay-fronted lounge, a separate dining room, and a generously sized kitchen diner, ideal for entertaining. Additional practical features include a utility room, a ground-floor WC, and a cellar for extra storage. Upstairs, you'll find four well-proportioned double bedrooms, including a converted loft room with Velux windows, providing a bright and airy space. The family bathroom is well-appointed, complementing the home's thoughtful layout. Externally, the property benefits from a low-maintenance garden with rear access, perfect for outdoor enjoyment. With its prime location, ample living space, and characterful features, this home is an exceptional opportunity in the heart of Abington. EPC Rating: TBC. Council Tax Band: C

HALL

Entrance door. Staircase rising to first floor landing. Radiator. Tiled floor. Character features.

LOUNGE 3.66m x 3.66m (12'0 x 12'0)

Sash bay window to front elevation. Radiator. Feature fireplace.

DINING ROOM 5.11m x 3.05m (16'9 x 10'0)

uPVC double glazed patio door to rear elevation. Radiator. Feature fireplace with exposed brick.

KITCHEN/DINING ROOM 6.28m x 2.77m (20'7 x 9'1)

Two windows to side elevation. A range of wall and base units with work surfaces. Porcelain sink. Space for appliances and space for large dining furniture.

UTILITY ROOM 1.64m x 1.94m (5'4 x 6'4)

Space for fridge/freezer and plumbing for washing machine.

WC

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

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Staircase rising to second floor landing.

BEDROOM ONE 3.04m x 4.57m (10'0 x 15'0)

Sash bay window to front elevation. Radiator. Feature fireplace. Storage cupboard.

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

Sash window to rear elevation. Radiator. Storage cupboard.

BEDROOM THREE 3.89m x 2.82m (12'9 x 9'3)

uPVC double glazed window to rear elevation. Radiator. Storage cupboard.

BATHROOM

Window to side elevation. A three piece suite comprising low level WC, wash hand basin and panelled bath with shower over.

SECOND FLOOR LANDING

uPVC double glazed window to rear elevation. Door to:

BEDROOM FOUR 3.37m x 5.18m (11'0 x 17'0)

uPVC double glazed window to rear elevation. Velux window. Radiator. Storage cupboard.

OUTSIDE

REAR GARDEN

Rear access. Laid to lawn. Patio area. Rear access.

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 – No

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

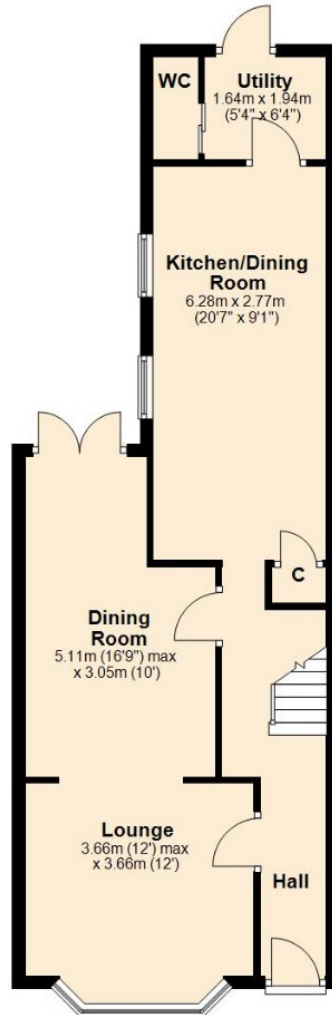
At the time of print, these particulars are awaiting approval from the Vendor(s).

AGENTS NOTES

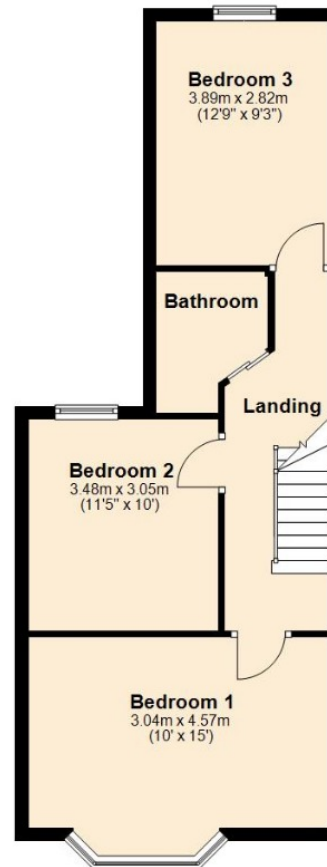
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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

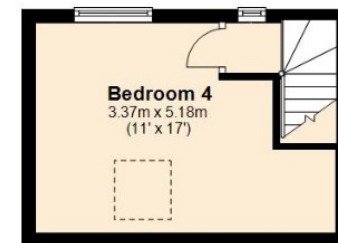
Ground Floor



First Floor



Second Floor



Total area: approx. 123.0 sq. metres (1324.4 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
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