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Ashcroft Gardens, Abington, NN3 2JR

£240,000 Terraced

3 1 1



**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

Jackson Grundy are pleased to be the chosen agent to sell this immaculately presented three bedroom terrace property which is set in the heart of Abington.

Features & Utilities

- ✓ Three Bedrooms
- ✓ Refitted Four Piece Bathroom
- ✓ Refitted Kitchen
- ✓ Larger Than Average Garden
- ✓ Gas Radiator Heating
- ✓ Excellent Condition



Property Overview

Jackson Grundy are pleased to be the chosen agent to sell this immaculately presented three bedroom terrace property which is set in the heart of Abington. The current owners have tastefully upgraded the property throughout, making it perfect for a first time buyer or family home. The accommodation comprises entrance hall which leads onto the open plan kitchen, utility room, dual aspect lounge and conservatory/dining room. The first floor comprises three good size bedrooms and a beautifully presented four piece bathroom. Further benefits include a larger than average garden, upgraded combination boiler and planning permission for a single story extension. Please call 01604 231111 to arrange an internal inspection. EPC Rating: D. Council Tax Band: A

ENTRANCE AREA

uPVC double glazed entrance door. Staircase rising to first floor landing. Doors to:

UTILITY

uPVC double glazed window to front elevation. Wall mounted and base level cupboards with wooden work surfaces over. Space for washing machine and tumble dryer

KITCHEN 2.29m x 3.25m (7'6" x 10'7")

uPVC double glazed window to rear elevation. Fitted with a range of wall mounted and base level cupboards and drawers with wooden work surfaces over. Built in oven, electric hob and extractor over. Opening to conservatory. Archway to storage space with work top and cupboard.

LOUNGE 4.90m x 3.33m (16' x 10'11")

Two uPVC double glazed windows to front and rear elevations. Radiator. Dual aspect lighting.

CONSERVATORY/DINING ROOM 4.67m x 2.82m (15'3" x 9'3")

Currently used a dining room. uPVC double glazed windows and door to rear garden. Two radiators. Laminate flooring. Doors leading to garden.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 2.97m x 3.35m (9'8" x 10'11")

uPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 1.91m x 3.35m (6'3" x 10'11")

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 1.98m x 3.28m (6'5" x 10'9")

uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.29m x 3.30m (7'6" x 10'9")

uPVC double glazed window to rear elevation. A four piece suite comprising tiled bath with mixer tap and lights fitted into bath, walk in double shower with porcelain shower tray, two shower heads and bi-shower tap, vanity unit comprising low level WC and inset wash hand basin. Cast iron radiator. Tiled.

OUTSIDE**FRONT GARDEN**

Block paved frontage and artificial lawn. Leading to entrance door. Enclosed by timber fencing and gate.

REAR GARDEN

Larger than average garden. Block paved area for entertaining. Largely laid to lawn. Shed at rear for storage.

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 A
EPC Rating – D
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 – On Street
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

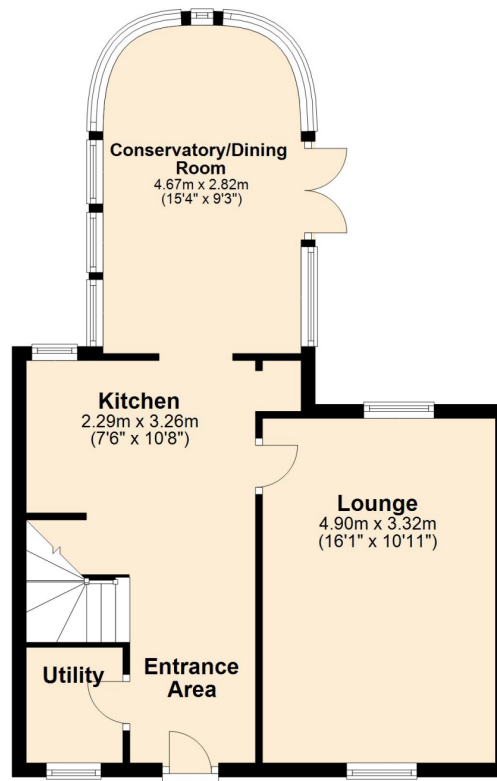
AGENTS NOTES

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

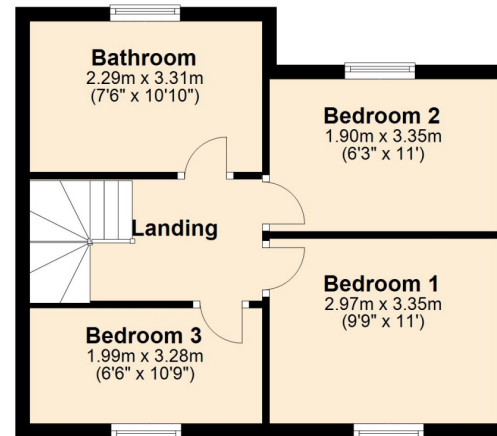
Ground Floor

Approx. 47.5 sq. metres (511.6 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.4 sq. feet)



Total area: approx. 85.0 sq. metres (915.0 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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