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Barry Road, Abington, NN1 5JS

£210,000 Terraced

2 1 1



Platinum Trusted Service Award

Based on service ratings over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington

343 Wellingborough Road, Abington, Northampton, NN1 4ER

Call Us 01604 231111

Email Us abington@jacksongrundy.co.uk





Property Summary

Jackson Grundy are delighted to offer this immaculate two bedroom home in the sought after area of Abington, just a short walk from local amenities.

Features & Utilities

- ✓ Modern Terrace
- ✓ Two Bedrooms
- ✓ No Onward Chain
- ✓ Ideal First Time Buy
- ✓ Popular Location
- ✓ Early Viewing Advised

Property Overview

Jackson Grundy are delighted to offer this immaculate two bedroom home in the sought after area of Abington, just a short walk from local amenities. The property features a welcoming entrance hall, a spacious modern kitchen overlooking the front garden and a bright living room. Upstairs offers two double bedrooms and a three piece bathroom. Outside boasts low maintenance front and rear gardens, with on street parking available. An ideal home in a prime location. Early viewing is highly recommended. EPC Rating: C. Council Tax Band: B.

ENTRANCE HALL

Enter via uPVC door with opaque glazed panel. Radiator. RCD Consumer unit. Stairs rising to first floor. Doors leading to:

KITCHEN 2.55m x 2.50m (8'4" x 8'2")

uPVC double glazed window to front elevation. Radiator. A range of wall mounted and base level units with solid worksurface over. Integrated oven four ring electric hob with extractor fan over. Space for white goods.

LOUNGE/DINING ROOM 4.24m x 4.48m (13'11" x 14'8")

uPVC French door to rear garden. Radiators. Understairs storage cupboard. Television point. Dado rail.

FIRST FLOOR LANDING

Access to loft space. Airing cupboard. Doors leading to:

BEDROOM ONE 3.41m x 3.51m (11'2" x 11'6")

uPVC double glazed window to front elevation. Radiator. Television point.

BEDROOM TWO 2.42m x 2.87m (7'11" x 9'5")

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

BATHROOM 2.41m x 1.50m (7'11" x 4'11")

uPVC double glazed opaque window to rear elevation. Heated towel rail. Spotlights to ceiling. Three piece suite comprising panel bath with shower over, low level WC and wash hand basin in vanity unit. Shaver socket.

OUTSIDE

FRONT GARDEN

Brick wall to front. Mainly laid to gravel. Electricity. Gas metres. Storage cupboard.

REAR GARDEN

Enclosed by timber fencing to sides and brick wall to rear. Block paved patio area. Mainly laid to lawn. Hedgerow to right hand side. Outside lighting.

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 B

EPC Rating – C

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, 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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

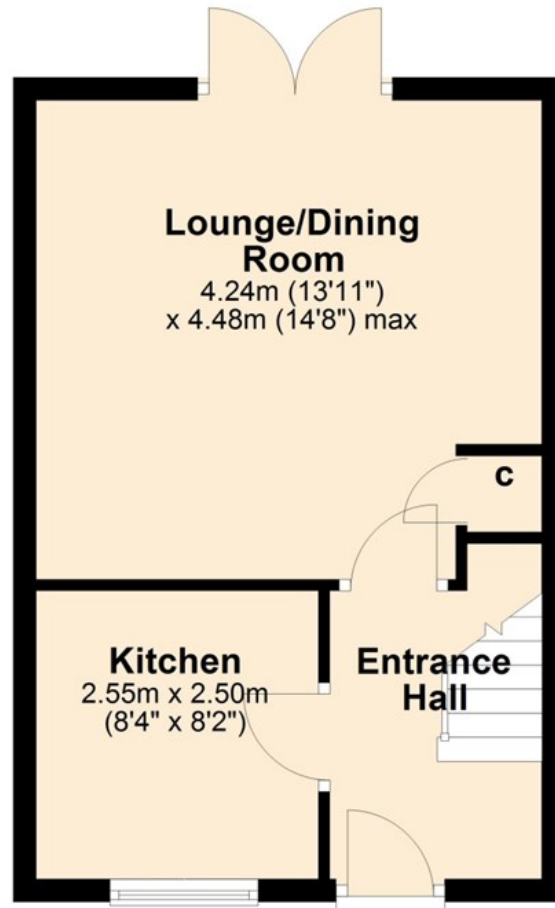
AGENTS NOTES

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

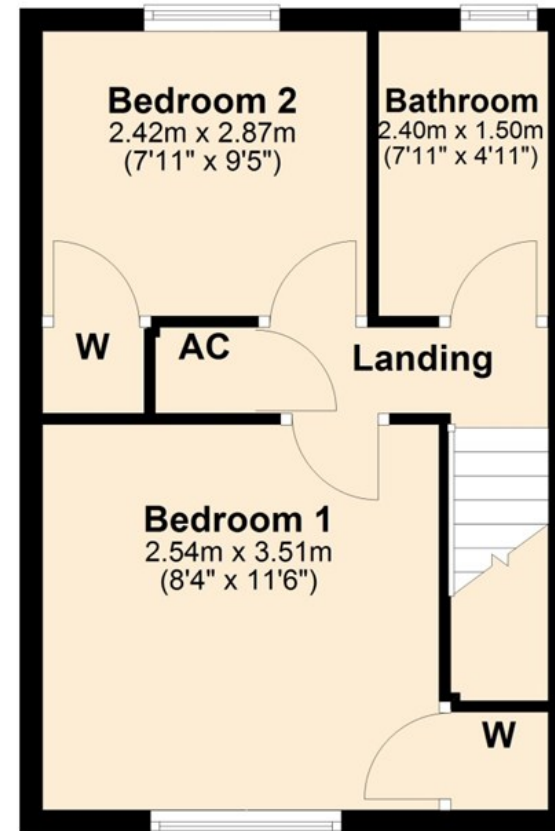
Ground Floor

Approx. 30.8 sq. metres (331.7 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.3 sq. feet)



Total area: approx. 60.1 sq. metres (646.9 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
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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