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# Barry Road, Abington, Northampton, NN1 5JS

£300,000 Terraced

3 1 2



**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](mailto:abington@jacksongrundy.co.uk)







## Property Summary

Jackson Grundy are delighted to market this well maintained three bedroom property in the heart of Abington. Located on Barry Road, within close walking distance to Barry Road Primary School and Northampton School For Boys.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Open Plan Kitchen/Dining Room
- ✓ Utility & Downstairs WC
- ✓ Cellar
- ✓ Double Garage
- ✓ Well Maintained



## Property Overview

Jackson Grundy are delighted to market this well maintained three bedroom property in the heart of Abington. Located on Barry Road, within close walking distance to Barry Road Primary School and Northampton School For Boys. The accommodation has been remodelled by the current owners and comprises entrance hall, lounge, opening plan kitchen/dining room. utility room and downstairs WC. To the first floor are three bedrooms and a refitted bathroom. Externally is a well kept rear garden and a double garage. Please call us on 01604 231111 to arrange a viewing. EPC Rating: TBC. Council Tax Band:C

### ENTRANCE HALL

Wooden entrance door. Radiator. Wooden flooring. Staircase rising to first floor landing. Door to storage cupboard and cellar.

### LOUNGE 4.29m x 3.86m (14'1 x 12'8)

uPVC double glazed window to front elevation. Radiator. Picture rail. Archway to:

### DINING ROOM 3.61m x 3.40m (11'10 x 11'2)

Door to kitchen/dining room.

### KITCHEN/DINING ROOM 3.07m x 5.08m (10'1 x 16'8)

uPVC double glazed window to rear elevation. uPVC double glazed three panel bi-fold doors to rear elevation. Two uPVC Velux windows. Radiator. Wall and base units with wooden work surfaces over. Stainless steel sink and drainer with mixer tap over. Built in dishwasher, fridge/freezer, gas hob, electric oven and extractor. Cupboard housing combination boiler.

### UTILITY ROOM 1.60m x 2.08m (5'3 x 6'10)

Wall and base units with plumbing for washing machine. Leading to kitchen/dining room.

### WC

Low level WC and wash hand basin. Tiled floor.

**CELLAR 3.51m x 5.69m (11'6 x 18'8)**

Housing alarm control panel.

**FIRST FLOOR LANDING**

Access to loft space. Doors to:

**BEDROOM ONE 4.29m x 3.45m (14'1 x 11'4)**

uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

**BEDROOM TWO 4.39m x 3.76m (14'5 x 12'4)**

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

**BEDROOM THREE 2.21m x 2.06m (7'3 x 6'9)**

uPVC double glazed window to front elevation. Radiator.

**BATHROOM 2.03m x 1.73m (6'8 x 5'8)**

uPVC double glazed window to rear elevation. Suite comprising panelled P shaped bath with shower over, low level WC and wash hand basin with mixer tap over. Stylishly tiled throughout.

**OUTSIDE****FRONT GARDEN**

Block paved frontage.

**GARAGE**

Electric garage door. Power and light connected.

**REAR GARDEN**

Lovely size rear garden which is largely laid to lawn. Decking area. Patio area.

## 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 – No

## DRAFT DETAILS

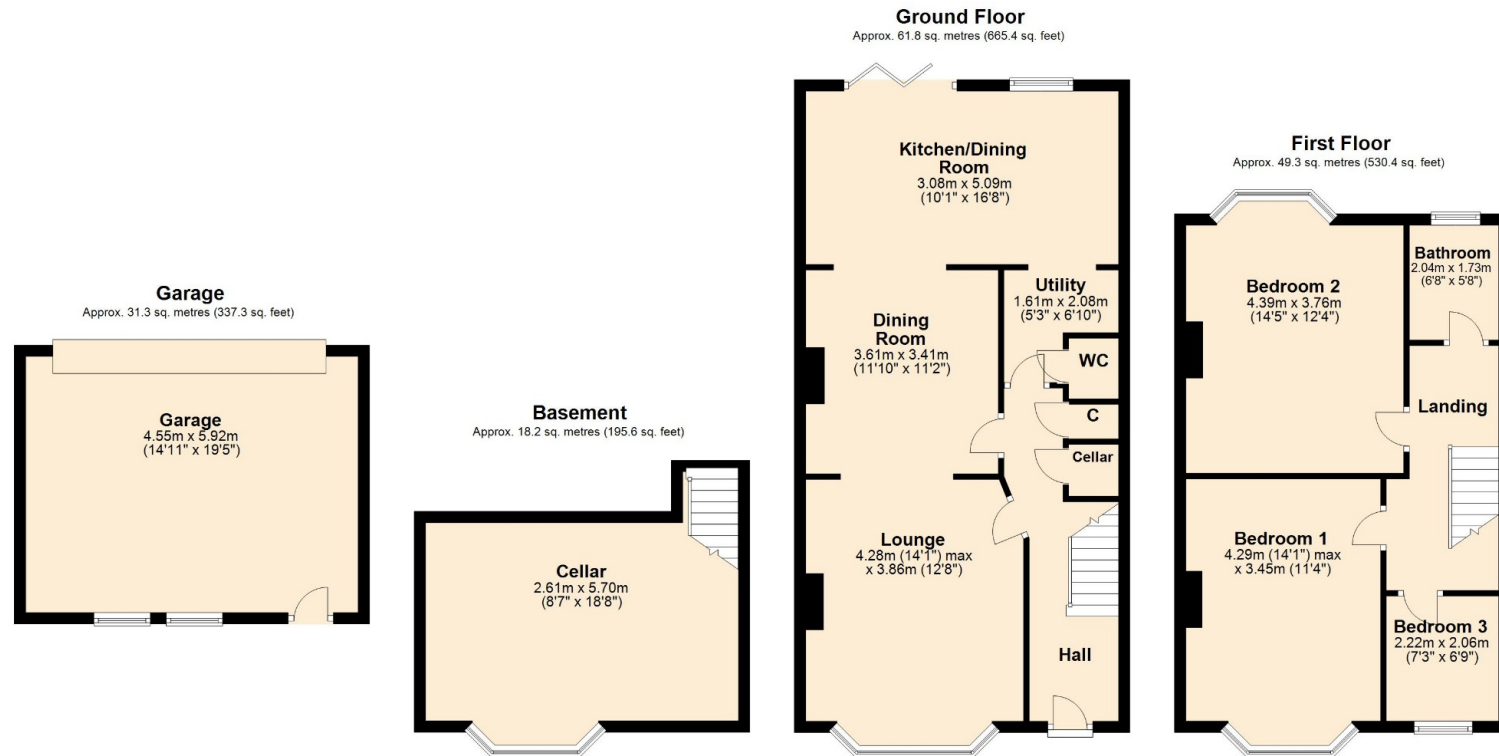
At the time of print, these particulars are awaiting approval from the Vendor(s).

## 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. 160.6 sq. metres (1728.7 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](http://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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