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Beech Avenue, Abington, NN3 2JG

£280,000 - Offers Over Terraced



Department: Sales

Tenure: Freehold

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Property Summary

Offered to the market fully renovated is this three bedroom, double bay fronted terrace home. The ground floor is mostly open plan, creating the ultimate entertaining space.

Features & Utilities

- ✓ Fully Renovated
- ✓ Garage & Off Road Parking
- ✓ Popular Location
- ✓ Three Bedrooms
- ✓ Immaculate Condition
- ✓ No Upward Chain



Property Overview

Offered to the market fully renovated is this three bedroom, double bay fronted terrace home. The ground floor is mostly open plan, creating the ultimate entertaining space. The accommodation comprises entrance hall, lounge/dining/ kitchen area. The first floor provides three good size bedrooms and an immaculately presented bathroom. Further benefits include a good size and well maintained rear garden, front garden, garage and off road parking for one car. This property has been completely renovated including a brand new boiler and has had a full electrical rewire. Please call 01604 231111 EPC Rating: D. Council Tax Band: C.

ENTRANCE HALL

uPVC double glazed door into Entrance hall. Radiator. Meter cupboard housing gas and electric. Understairs storage cupboard. Stairs rising to first floor. Doors to lounge and dining/kitchen.

LOUNGE 3.59m x 3.96m (11'9" x 13')

Double glazed box bay window to front elevation. Radiator. Feature fireplace. Open plan to:

DINING ROOM 3.54m x 2.77m (11'7" x 9'1")

uPVC doors to rear elevation. Radiator. French doors. Open plan to:

KITCHEN 2.57m x 3.03m (8'5" x 9'11")

Double glazed window to rear elevation. A range of wall mounted and base units. Integrated electric oven and hob with extractor over, integrated dishwasher and washing machine. Space for fridge freezer and pantry cupboard with sensored lights and breakfast bar.

LANDING

Access to loft hatch. Storage cupboards.

BEDROOM ONE 3.74m x 4.27m (12'3" x 14')

Double glazed boxed bay window to front. Cast iron radiator. Feature fireplace.

BEDROOM TWO 3.53m x 3.39m (11'7" x 11'1")

Double glazed window to rear elevation. Radiator. Built in storage cupboard.

BEDROOM THREE 2.11m x 1.91m (6'11" x 6'3")

Double glazed window to front elevation. Radiator.

BATHROOM 1.86m x 1.80m (6'1" x 5'11")

Obscured double glazed window to rear elevation. Extractor fan. Bath with shower over. Low level WC. Wash hand basin in vanity unit.

OUTSIDE

FRONT GARDEN

Rendered front. Feather edged fencing.

REAR GARDEN

Part decked area. Mainly laid to lawn with path. Off road parking for one vehicle to rear of property. Single brick built garage with access via service road.

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 C

EPC Rating – D

Electricity Supply – Ask Agent

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
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

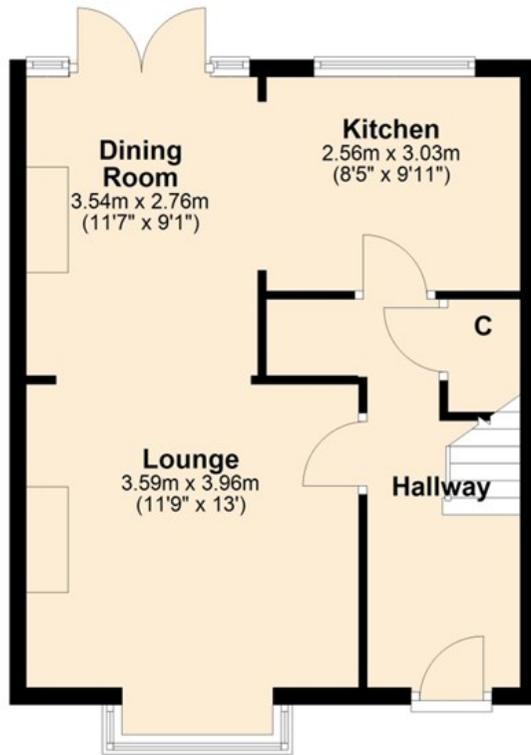
AGENTS NOTES

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Floorplan

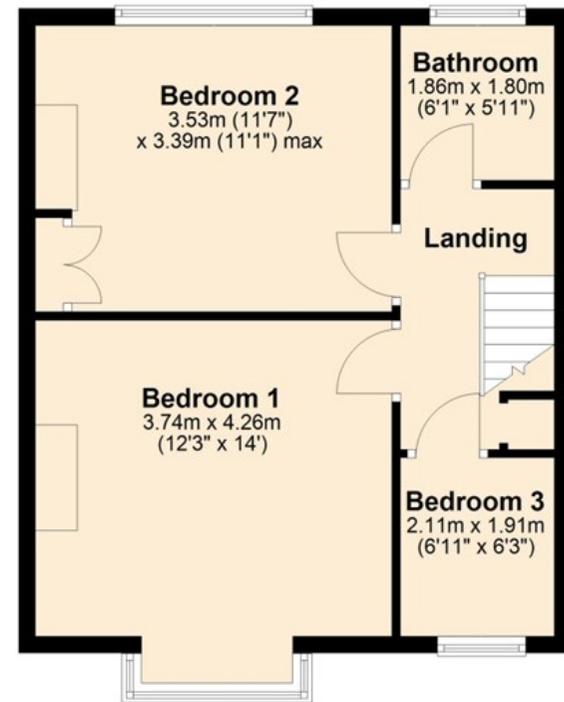
Ground Floor

Approx. 59.4 sq. metres (639.6 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



Total area: approx. 104.7 sq. metres (1127.0 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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