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# Billing Road, Abington, NN1 5RS

£335,000 - Offers Over Terraced

3 1 3



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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

Located close to Northampton School For Boys, Northampton General Hospital and Abington Park is this fantastic opportunity to acquire this larger than average, three bedroom terrace family home, which could be configured into a four bedroom home.

## Features & Utilities

- ✓ A Great Opportunity
- ✓ Fantastic Location
- ✓ Close To Northampton School For Boys, Northampton General Ho
- ✓ Can Be Changed Into Four Bedrooms
- ✓ Three Reception Rooms
- ✓ Large Garden
- ✓ Garage
- ✓ New Roof
- ✓ uPVC Double Glazed
- ✓ No Chain

## Property Overview

Located close to Northampton School For Boys, Northampton General Hospital and Abington Park is this fantastic opportunity to acquire this larger than average, three bedroom terrace family home, which could be configured into a four bedroom home. The property is in need of modernisation but benefits from a new roof, gas radiator heating and uPVC double glazing. The accommodation comprises entrance hall, lounge, dining room, kitchen and sitting room. The first floor provides three large double bedrooms, bathroom and separate WC. The outside areas include a large rear garden with access to the garage and a front garden. The property is offered with no onward chain. Please call 01604 231111. EPC Rating: TBC. Council Tax Band: D

### HALLWAY

Entrance door. Staircase rising to first floor landing. Storage cupboard.

### LOUNGE 5.23m x 4.07m (17'2 x 13'4)

uPVC double glazed bay window to front elevation. Radiator.

### DINING ROOM 3.20m x 3.45m (10'6 x 11'4)

uPVC double glazed window to rear elevation. Radiator.

### KITCHEN 2.95m x 2.18m (9'8 x 7'2)

uPVC double glazed windows and door to side elevation. Wall and base units with work surfaces over. Stainless steel sink and drainer. Built in oven, hob and extractor. Space for fridge/freezer and washing machine.

### SITTING ROOM 4.31m x 3.53m (14'2 x 11'7)

uPVC double glazed window to rear elevation. Radiator.

### FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE 5.39m x 4.24m (17'8 x 17'2)

uPVC double glazed bay window to front elevation. Radiator.

### **BEDROOM TWO 3.21m x 3.46m (10'6 x 11'4)**

uPVC double glazed window to rear elevation. Radiator.

### **BEDROOM THREE 4.57m x 3.53m (15'0 x 11'7)**

uPVC double glazed windows to rear and side elevations. Radiator.

### **BATHROOM**

uPVC double glazed window to side elevation. Radiator. Suite comprising wash hand basin and panelled bath tub with shower over.

### **WC**

uPVC double glazed window to side elevation. Low level WC.

### **OUTSIDE:**

#### **FRONT GARDEN**

Front garden and concrete pathway leading to front door.

#### **REAR GARDEN**

A large rear garden which is largely laid to lawn. Enclosed by brick wall.

### **GARAGE 5.48m x 3.65m (18'0 x 12'0)**

Up and over door. Power and light connected. Access door to garden.

### **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





# 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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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152