

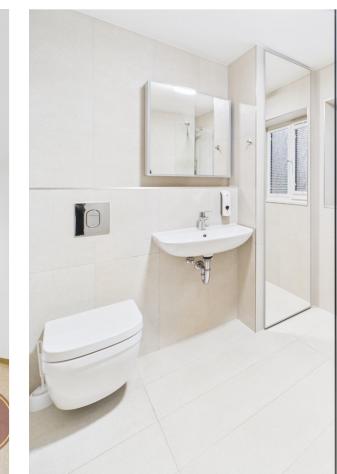


www.jacksongrundy.com

Birchfield Crescent, Abington, NN3 2TG

£340,000 Semi-Detached

4 2 2



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 offer to the market this versatile home on Birchfield Crescent with no onward chain and having been recently renovated throughout which presents a rare opportunity for families and multi generational living alike.

Features & Utilities

- ✓ Four Bedrooms
- ✓ Annexe
- ✓ Recently Renovated To A High Standard
- ✓ No Onward Chain
- ✓ Underfloor Heating
- ✓ Popular Location

Property Overview

Jackson Grundy are pleased to offer to the market this versatile home on Birchfield Crescent with no onward chain and having been recently renovated throughout which presents a rare opportunity for families and multi generational living alike. Finished to a modern standard with bright, neutral d?cor, the property is ready for immediate occupation and benefits from underfloor heating to the ground floor for added comfort.

The main accommodation features spacious, well proportioned rooms including a stylish refitted kitchen/dining space with doors opening onto the rear garden, a generous living area and contemporary shower facilities.

Upstairs, the bedrooms area light and airy, complemented by a sleek family shower room.

A particular highlight is the self contained annex, ideal for independent living, guests or home office use, complete with its own facilities and access.

Outside, there is a private rear garden, patio seating area and useful insulated outbuilding which can be used as a home gym or office, together with ample off road parking to the front.

A superb, move in ready home offering flexibility and convenience in a popular residential location. It also benefits from all the windows being replaced.

EPC Rating: TBC. Council Tax Band: B

GROUND FLOOR

HALLWAY

LOUNGE

SUN ROOM

KITCHEN

UTILITY ROOM

BATHROOM

ANNEXE/BEDROOM FOUR

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

OFF ROAD PARKING

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – Ask Agent
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 – Off-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

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1399 ft²
130 m²

Reduced headroom
16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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

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