



www.jacksongrundy.com

Birchfield Road East, Abington, NN3 2SY

£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

Welcome to this delightful two bedroom terraced property, perfect for first time buyers, young families, or anyone seeking a comfortable and stylish home in a sought after location.

Features & Utilities

- ✓ Two Bedroom Mid Terrace
- ✓ NO CHAIN
- ✓ Converted Attic Space
- ✓ Modern Bathroom Suite
- ✓ Gas Central Heating
- ✓ uPVC Double Glazing
- ✓ Off Road Parking
- ✓ Kitchen/Dining Room
- ✓ Close to Local Amenities
- ✓ Fantastic Transport Links

Property Overview

Welcome to this delightful two bedroom terraced property, perfect for first time buyers, young families, or anyone seeking a comfortable and stylish home in a sought after location. Step inside to a cosy and inviting lounge, ideal for relaxing evenings, which leads through to a spacious kitchen dining room – a great space for cooking, dining, and entertaining. The home features a modern and well appointed bathroom suite, offering both style and functionality. Upstairs, you'll find two generously sized bedrooms, with the added bonus of a converted loft space – perfect for use as a home office, guest room, or hobby area. Outside, the property boasts a block paved driveway providing off road parking for two vehicles. To the rear, a beautifully maintained garden awaits, filled with a vibrant mix of flowers and mature shrubbery – a perfect spot to unwind or entertain guests. Early viewing is highly recommended to truly appreciate all this lovely home has to offer. EPC Rating: TBC. Council Tax Band: A.

ENTRANCE PORCH

Enter via solid timber door with obscure glazed panel. Obscure glazed windows to front and side elevation. Timber door to:

ENTRANCE HALL

Stairs rising to first floor. Radiator. Alarm panel. Dado rail. Door to:

LOUNGE 3.51m x 0.99m (11'6" x 3'2")

uPVC double glazed window to front elevation. Brick built fireplace incorporating storage. RCD consumer unit and meters enclosed. French doors opening to:

KITCHEN 2.55m x 4.96m (8'4" x 16'3")

uPVC double glazed window to rear garden. uPVC door with opaque panel to rear garden. Range of wall mounted and base level kitchen units with work surface over. Freestanding oven and fitted extractor hood. Stainless steel sink and drainer. Space for white goods. Radiator.

FIRST FLOOR LANDING

Dado rail. Built in storage cupboard. Doors to:

BEDROOM ONE 3.53m x 3.99m (11'7" x 13'1")

uPVC double glazed window to front aspect. Radiator. Built in wardrobes and shelving. Storage cupboard.

BEDROOM TWO 2.51m x 3.07m (8'3" x 10'1")

uPVC double glazed window to rear elevation. Radiator. Stairs rising to:

BATHROOM 1.61m x 2.81m (5'3" x 9'2")

uPVC obscure glazed window to rear elevation. Heated towel rail. Modern three piece suite comprising bath with shower over, low level WC, wash hand basin in vanity unit. Vaillant gas combination boiler. Extractor fan.

CONVERTED ATTIC SPACE 3.35m x 4.43m (10'11" x 14'6")

Velux windows to ceiling. Spotlights to ceiling. Radiator. Storage cupboard.

OUTSIDE

FRONT

Block paved driveway.

REAR

Enclosed by timber fencing to sides and rear. Array of flowers, herbs and shrubbery to borders. Timber and composite sheds. Blocked paved patio. Largely laid to lawn. Shared side passage.

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 A
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 – Parking, Driveway
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

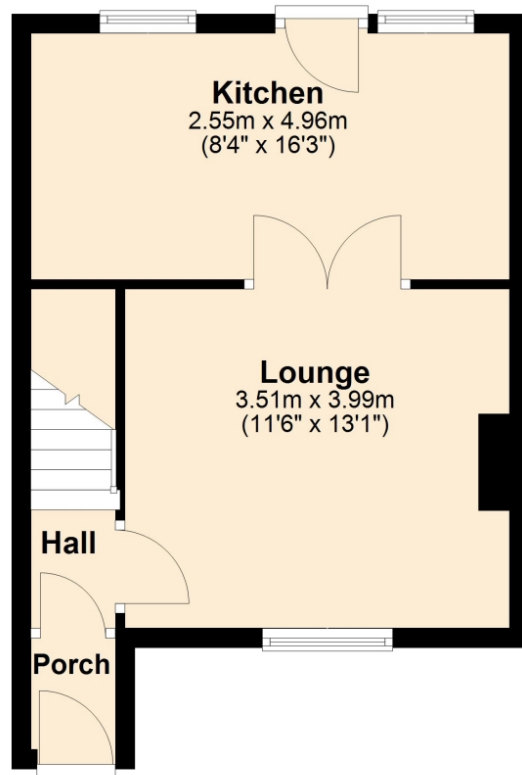
AGENTS NOTES

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

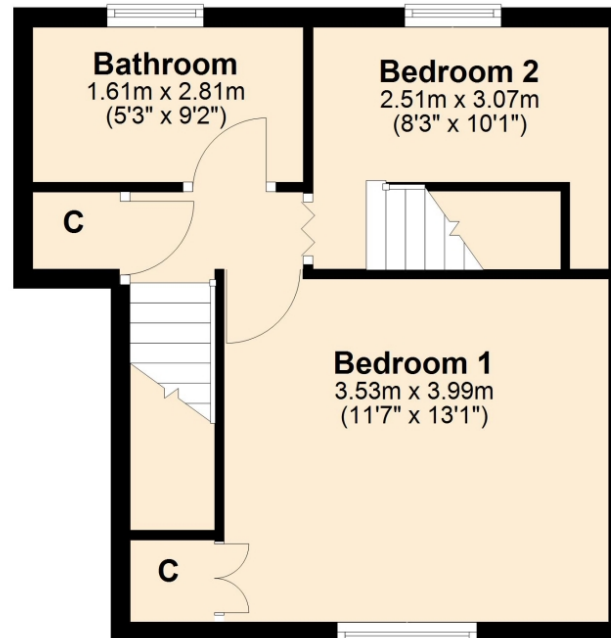
Ground Floor

Approx. 31.7 sq. metres (341.0 sq. feet)



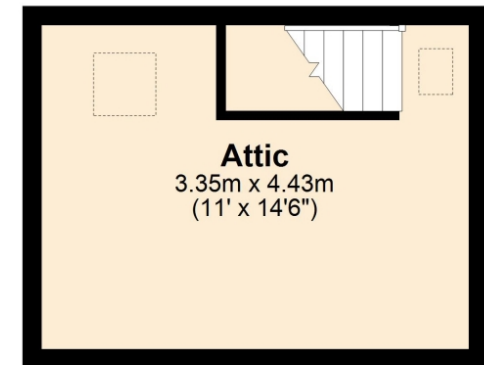
First Floor

Approx. 33.0 sq. metres (355.6 sq. feet)



Second Floor

Approx. 14.8 sq. metres (159.5 sq. feet)



Total area: approx. 79.5 sq. metres (856.0 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.

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