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# Broadway, Abington, Northampton, NN1 4SF

£385,000 Terraced

5 1 3



**Platinum Trusted  
Service Award**

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over the past year

**feefo**

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington

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## Property Summary

A versatile five bedroom Victorian terrace set over four floors. The property is one of the original houses built on Broadway and is located in the sought after area of Abington. The property boasts ample living accommodation with plenty of period features.

## Features & Utilities

- ✓ Five Bedrooms
- ✓ Versatile Living Accommodation
- ✓ Study
- ✓ WC & Bathroom
- ✓ Dining Room
- ✓ Off Road Parking Via Gate



# Property Overview

A versatile five bedroom Victorian terrace set over four floors. The property is one of the original houses built on Broadway and is located in the sought after area of Abington. The property boasts ample living accommodation with plenty of period features. The accommodation comprises; entrance hall, lounge, dining room, study, utility room, WC and kitchen/breakfast room. The first and second floor provide five double bedrooms and a family bathroom. Further benefits include an enclosed rear garden where there is room for off road parking, gas central heating and a cellar. EPC: TBC. Council Tax Band: D. Call 01604 231111.

## ENTRANCE PORCH

Entrance via solid oak door. Tiled floor.

## ENTRANCE HALL

Entrance via a wooden door with a stained glass window. Tiled floor. Radiator. Stairs rising to first floor landing. Doors leading to:

## LOUNGE 4.14m x 4.22m (13'7 x 13'10)

uPVC double glazed window to front elevation. Original working open fireplace. Coving to ceiling. Radiator. Opening to:

## DINING ROOM 3.45m x 3.78m (11'4 x 12'5)

uPVC double glazed window to utility space. Door to hallway.

## KITCHEN/BREAKFAST ROOM 3.76m x 3.66m (12'4 x 12)

uPVC double glazed window to rear elevation. Glazed door leading to garden. Range of wall and base level units with work top surfaces over. Space for a range cooker with extractor over. Sink and drainer with hot and cold tap. Central island with storage underneath. Space for dishwasher. Original feature fireplace for decorative purposes. Storage cupboard housing an Ideal boiler. Coving to ceiling and picture rails.

## STUDY 2.72m x 3.20m (8'11 x 10'6)

Glazed window looking into utility space. Radiator. Picture rails. Stable door to utility room.

### **UTILITY ROOM 2.06m x 6.96m (6'9 x 22'10)**

Obscured glazed door leading into rear garden. Velux windows to ceiling. Radiator. Space for washing machine. Stainless steel sink and drainer with hot and cold tap. Storage cupboard.

### **WC**

uPVC frosted double glazed window to rear elevation. Radiator. Low level flush WC. Porcelain hand wash basin with hot and cold tap. Green tiled splash back.

### **CELLAR**

Power and light connected.

### **FIRST FLOOR LANDING**

Doors leading to:

### **BEDROOM ONE 5.69m x 3.76m (18'8 x 12'4)**

uPVC double glazed window to front elevation. Radiator. Coving to ceiling. Picture rail. Original feature fireplace. Storage cupboard.

### **BEDROOM TWO 4.22m x 3.78m (13'10 x 12'5)**

uPVC double glazed window to rear elevation. Radiator. Coving to ceiling. Picture rail. Original feature fireplace. Storage cupboard.

### **BEDROOM THREE 3.66m x 4.34m (12 x 14'3)**

uPVC double glazed window to rear elevation. Radiator. Original feature fireplace.

### **BATHROOM 1.96m x 2.59m (6'5 x 8'6)**

uPVC frosted double glazed window to rear elevation. Radiator. Three piece suite comprising panelled bath with shower over, low level flush WC and wash hand basin with hot and cold tap. Tiled splash back.

### **SECOND FLOOR LANDING**

Doors leading to:

### **BEDROOM FOUR 5.69m x 3.76m (18'8 x 12'4)**

uPVC double glazed window to rear elevation. Radiator. Original feature fireplace.

### **BEDROOM FIVE 3.66m x 3.73m (12 x 12'3)**

uPVC double glazed window to front elevation. Radiator. Original feature fireplace. Picture rail.

### **OUTSIDE**

#### **REAR GARDEN**

Enclosed rear garden. Very well presented by the current owners. Patio area perfect for outside dining. Small lawned area with mature shrub borders. Wooden gates leading to gated service road.

#### **MATERIAL INFORMATION**

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Ask Agent

Sewage Supply – Ask Agent

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 – No

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

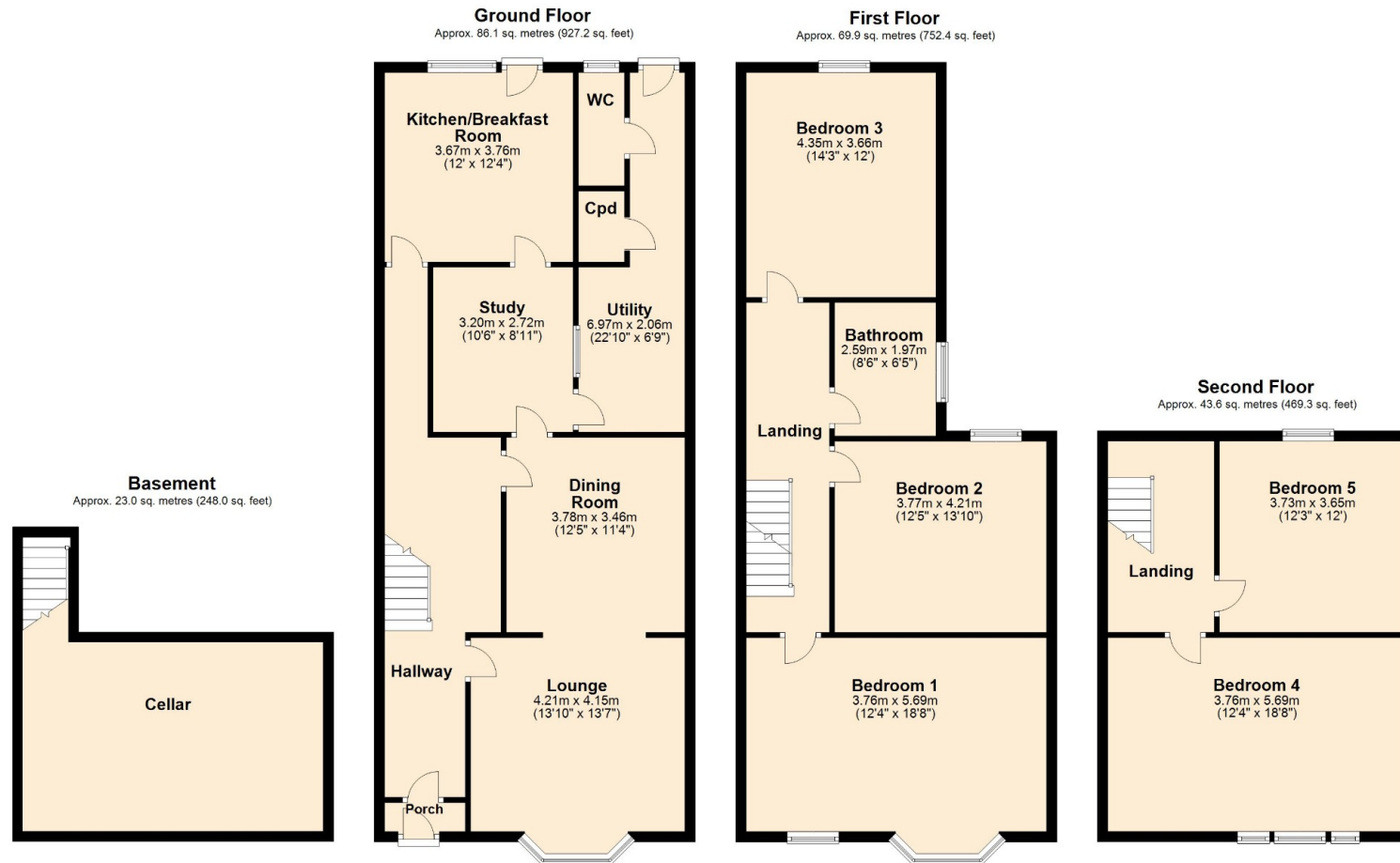
### DRAFT DETAILS

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



Total area: approx. 222.7 sq. metres (2396.9 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)

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