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# Brookland Road, Abington, NN1 4SL

£305,000 Terraced

3 1 2



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Abington  
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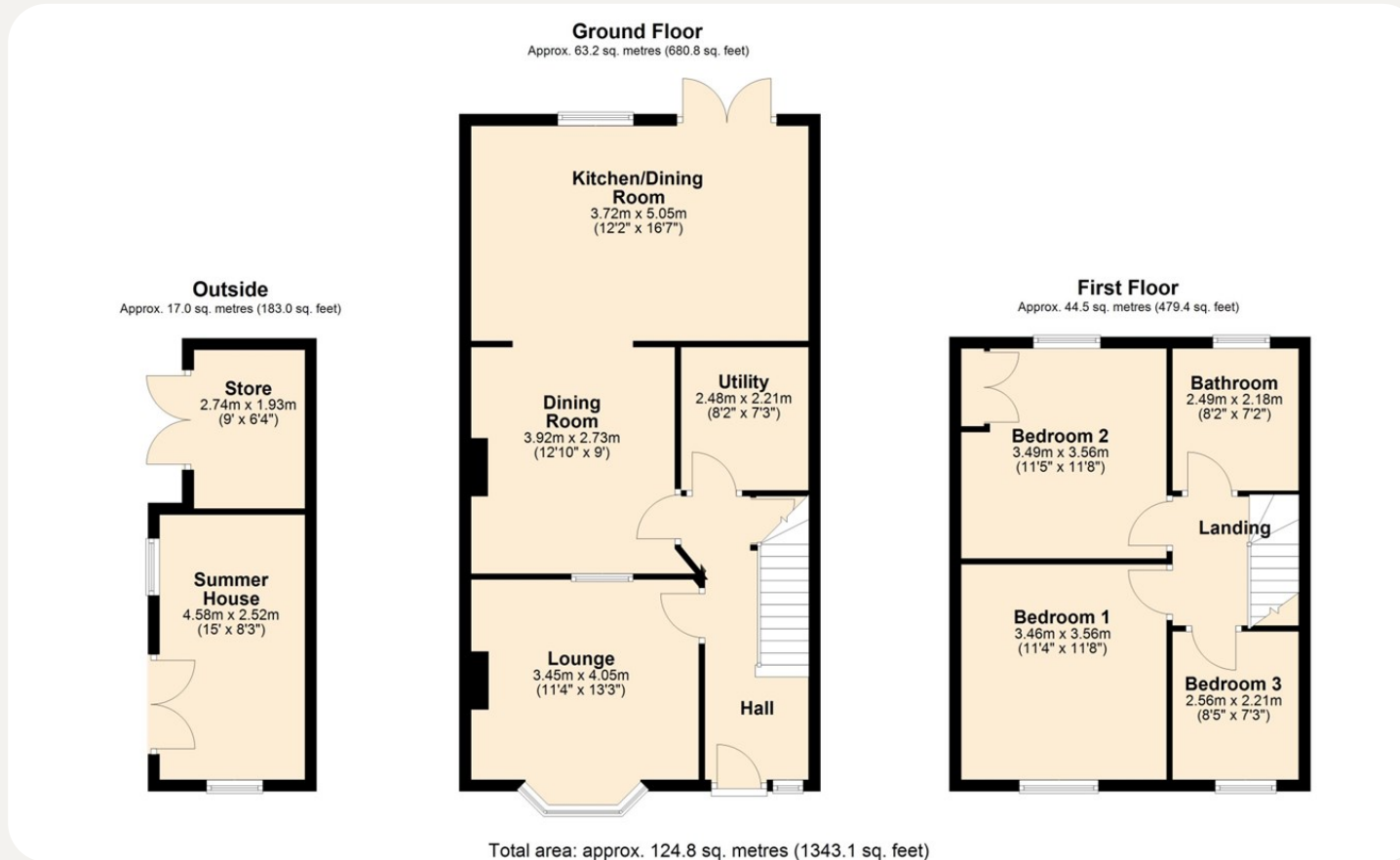
## Property Summary

A beautifully presented three bedroom mid terrace home located in the highly sought after area of Phippsville. The ground floor features a welcoming entrance hall, a bright living room with bay window, a separate dining room, and an extended kitchen with utility area and WC. Upstairs comprises three bedrooms and a three piece bathroom suite. Outside, the rear garden offers excellent additional space, including a brick-built summer house with power and an electric roller garage door providing off-road parking. Early viewing is highly recommended to appreciate this charming and versatile family home. EPC Rating: TBC. Council Tax Band: B.





# Floorplan



## 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.



# 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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