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# Cambridge Street, Abington, Northampton, NN2 6DN

£165,000 - Guide Price Terraced

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

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## Property Summary

INVESTORS ONLY. Ideal as an investment as being sold with tenant in situ this property is in need of some general improvement and is located within a mile of the railway station with local amenities close by.

## Features & Utilities

- ✓ Tenant in Situ
- ✓ Close to Town Centre & Train Station
- ✓ Double Glazing & Gas Radiator Heating
- ✓ Separate Reception Rooms
- ✓ Two Bedrooms
- ✓ Cellar



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# Property Overview

INVESTORS ONLY. Ideal as an investment as being sold with tenant in situ this property is in need of some general improvement and is located within a mile of the railway station with local amenities close by. Accommodation offers a hallway, lounge, dining room, kitchen, ground floor WC, cellar, first floor landing, two bedrooms and a large bathroom. Outside is a courtyard style rear garden. EPC Rating: D. Council Tax Band: A

## ENTRANCE HALL

Half glazed entrance door from recessed porch. Staircase rising to first floor landing.

## LOUNGE 3.20m x 3.30m (10'6 x 10'10)

Double glazed window to front elevation. Radiator. Chimney breast and alcoves. Radiator.

## DINING ROOM 3.45m x 3.45m (11'4 x 11'4)

Sliding double glazed doors to garden. Radiator.

## KITCHEN 3.35m x 2.31m (11'0 x 7'7)

Half glazed door to garden. Double glazed window to side elevation. Wall and base units with work surfaces over. Sink unit. Radiator. Door to cellar.

## REAR LOBBY

Wall mounted gas fired boiler. Door to WC.

## WC

Obscure window to rear elevation. WC.

## FIRST FLOOR LANDING

Access to loft space. Doors to:

## BEDROOM ONE 3.20m x 4.29m (10'6 x 14'1)

Double glazed window to front elevation. Radiator. Chimney breast and cupboard to one alcove.

### **BEDROOM TWO 3.48m x 2.74m (11'5 x 9'0)**

Double glazed window to rear elevation. Radiator.

### **BATHROOM 3.20m x 2.29m (10'6 x 7'6)**

Obscure window to rear elevation. Radiator. Suite comprising panelled bath, wash hand basin and low level WC. Cupboard housing hot water cylinder.

### **OUTSIDE**

#### **REAR GARDEN**

Courtyard style garden.

### **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 – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

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

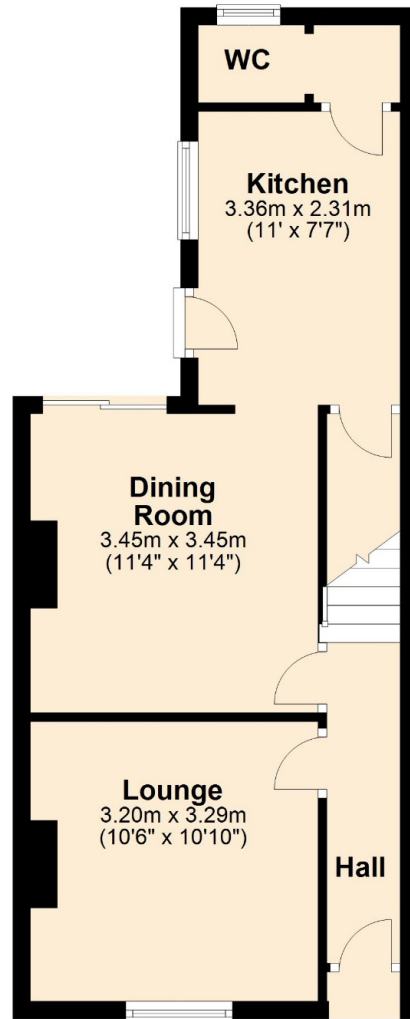
### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

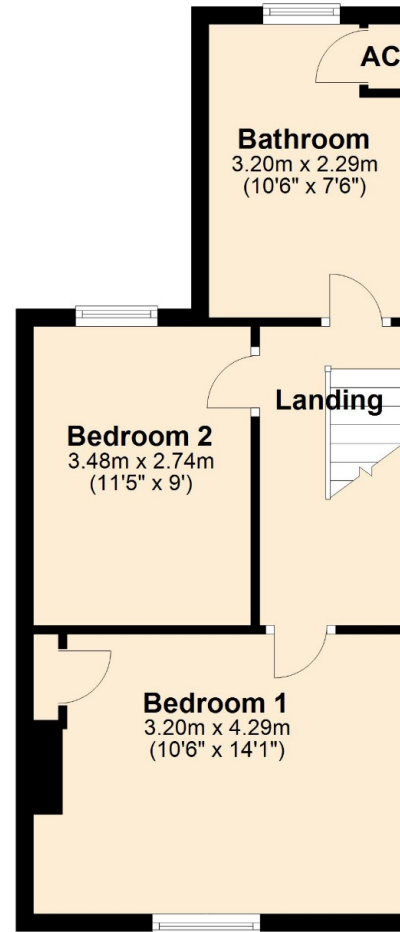
Agents Notes i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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

Ground Floor



First Floor





# 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)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
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