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# Cedar Road, Abington, Northampton, NN1 4RN

£230,000 - Offers Over Terraced

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**Platinum Trusted  
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**feefo**

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington  
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## Property Summary

A three bedroom Victorian terrace located in the popular area of Abington close to Abington Park. The property is larger than normal for this type of property and the accommodation comprises entrance hall, lounge / dining room, kitchen, WC and utility room. On the first floor are three bedrooms

## Features & Utilities

- ✓ Three Double Bedrooms
- ✓ Kitchen / Dining Room
- ✓ Dual Aspect Lounge / Dining Room
- ✓ Great Location
- ✓ Close To Abington Park
- ✓ New Boiler
- ✓ uPVC Double Glazing
- ✓ Cellar
- ✓ Double Garage
- ✓ Close To Local Amenities

# Property Overview

A three bedroom Victorian terrace located in the popular area of Abington close to Abington Park. The property is larger than normal for this type of property and the accommodation comprises entrance hall, lounge / dining room, kitchen, WC and utility room. On the first floor are three bedrooms and a family bathroom. Outside is enclosed garden and a double garage. EPC Rating TBC. Council Band B.

## ENTRANCE HALL

Entrance via front door. Door to cellar.

## LOUNGE / DINING ROOM 7.32m x 3.35m (24'0 x 11'0)

Lounge Area: uPVC double glazed bay window to front elevation. Radiator. Feature fireplace.

Dining Area: uPVC double glazed window to rear elevation. Radiator. Feature fireplace, Serving hatch.

## KITCHEN / BREAKFAST ROOM 5.77m x 2.69m (18'11 x 8'10)

Two uPVC double glazed windows to side elevation. Fitted with a range of wall, base and drawer units with work surfaces over. One and a half bowl sink and drainer unit. Space for range cooker. Zanussi combination boiler. Space for dining furniture.

## UTILITY ROOM 1.09m x 1.52m (3'7 x 5'0)

Wall and base units with work surface. Space and plumbing for washing machine.

## WC

Radiator. Low level WC.

## CELLAR

Power and light connected.

## FIRST FLOOR LANDING

Access to loft space. Doors to:

### **BEDROOM ONE 3.18m x 4.60m (10'5 x 15'1)**

Two uPVC double glazed windows to front elevation. Radiator.

### **BEDROOM TWO 3.73m x 2.74m (12'3 x 9'0)**

uPVC double glazed window to rear elevation. Radiator.

### **BEDROOM THREE 2.73m x 2.69m (9'0 x 8'10)**

uPVC double glazed window to rear elevation. Radiator.

### **BATHROOM**

uPVC obscure double glazed window to side elevation. Suite comprising bath with shower over, low level WC and wash hand basin. Tiled splash backs. Tiled floor.

### **OUTSIDE**

### **REAR GARDEN**

Lawn. Patio area. Enclosed by brick walling and timber fencing.

### **DOUBLE GARAGE**

Up and over door. Power and light connected.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Electricity Supply – Mains

Gas Supply – Mains

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

Water Supply – Mains  
Sewage Supply – Mains  
Broadband – <https://www.openreach.com/fibre-checker>  
Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
Solar PV Panels – None  
EV Car Charge Point – None  
Primary Heating Type – Gas  
Parking – Garage  
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

#### 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





# 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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