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Cedar Road East, Abington, NN3 2JF

£250,000 Terraced

3 1 1



**Platinum Trusted
Service Award**

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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

Jackson Grundy bring to the market this three bedroom, bay fronted Victorian terrace home situated in the popular area of Abington.

Features & Utilities

- ✓ No Chain
- ✓ Bay Fronted
- ✓ Full Of Potential
- ✓ Garage To Rear
- ✓ Gas To Property
- ✓ Front & Rear Gardens
- ✓ Cellar
- ✓ Close To Local Amenities
- ✓ Walking Distance To Abington Park

Property Overview

Jackson Grundy bring to the market this three bedroom, bay fronted Victorian terrace home situated in the popular area of Abington. The property is a short walk from Abington Park on the local amenities. In brief the property comprises entrance hall, lounge/dining room, further dining space leading to kitchen, utility room and cellar. The first floor has three bedrooms and a family bathroom. Outside are front and rear gardens and a garage. The property is in need of modernisation and would make an excellent family home. Offered to the market with no onward chain. EPC Rating: TBC. Council Tax Band: C

HALL

Timber framed glazed entrance door. Staircase rising to first floor landing. Radiator. Dado rail. Picture rail.

LOUNGE 3.50m x 3.98m (11'5" x 13')

uPVC double glazed bay window to front elevation. Radiator. Picture rail.

DINING ROOM 3.50m x 3.69m (11'5" x 12'1")

Timber framed window to rear elevation. Radiator.

SECOND DINING ROOM 3.24m x 2.57m (10'7" x 8'5")

Timber framed window to side elevation. Gas fire. Staircase down to cellar.

KITCHEN 1.89m x 2.57m (6'2" x 8'5")

uPVC double glazed window to side elevation. A range of wall and base units. Roll top work surfaces. Four ring gas hob and oven under. Stainless steel sink and drainer. Tiling to splash back areas.

UTILITY

uPVC double glazed window to rear elevation.

CELLAR 3.17m x 4.59m (10'4" x 15'0")

Power and light connected. Built in cupboard.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM ONE 3.25m x 4.64m (10'7" x 15'2")

Two double glazed windows to front elevation. Radiator.

BEDROOM TWO 3.51m x 2.88m (11'6" x 9'5")

uPVC double glazed window to rear elevation. Radiator. Storage cupboard.

BEDROOM THREE 3.66m x 2.57m (12' x 8'5")

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

Frosted uPVC double glazed window to side elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiling to half height.

OUTSIDE

FRONT GARDEN

Brick wall boundary. Path to front door.

REAR GARDEN

Path to rear of garden.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Terraced

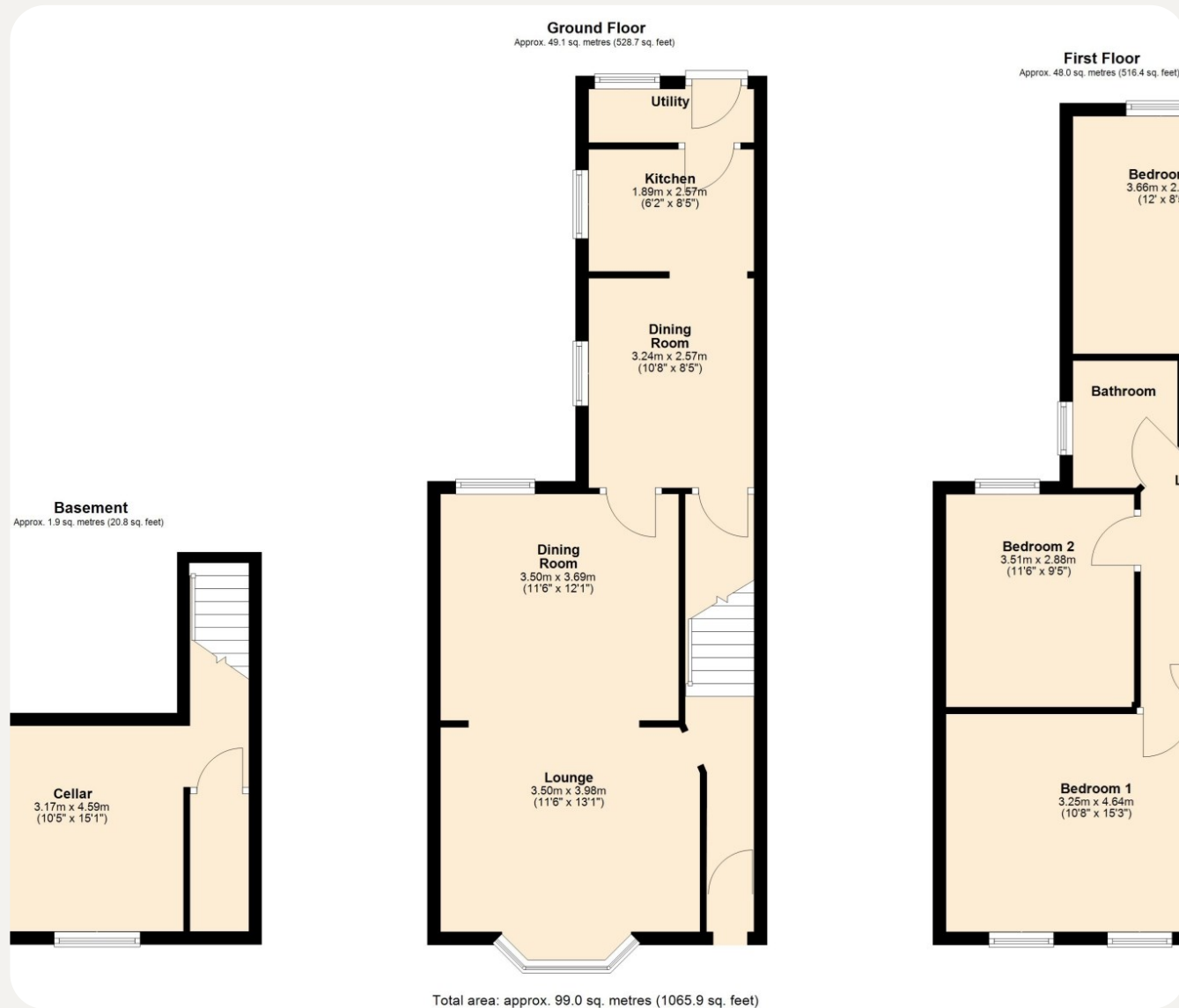
Age/Era – Ask Agent

Tenure – Freehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band C
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 – Central Heating, Gas Central Heating
Parking – Garage
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
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





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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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

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343 Wellingborough Road, Abington, Northampton, NN1 4ER

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