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# Chestnut Road, Abington, NN3 2JL

£265,000 Terraced

3 1 1



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Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

Offered to the market is this well presented threebedroom mid terrace family home.

## Features & Utilities

- ✓ Three Good Sized Bedrooms
- ✓ Extended Kitchen/Diner
- ✓ Close to Schools
- ✓ Well Presented
- ✓ Front & Rear Gardens
- ✓ Character Features

# Property Overview

Offered to the market is this well presented three bedroom mid terrace family home.

The ground floor accommodation comprises entrance hall, a welcoming living room featuring a character fireplace and a extended kitchen/diner that blends modern fittings with attractive period features.

To the first floor are three well proportioned bedrooms and a contemporary three piece family shower room.

Externally, the property benefits from both front and rear gardens, with the rear garden offering a paved seating area and pathway, ideal for low maintenance outdoor living. Early viewing is highly recommended.

EPC Rating: TBC. Council Tax Band: C

## GROUND FLOOR

### LOUNGE

### DINING AREA

### KITCHEN

## FIRST FLOOR

### BEDROOM ONE

### BEDROOM TWO

### BEDROOM THREE

## SHOWER ROOM

## OUTSIDE

## FRONT GARDEN

## REAR GARDEN

## 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

Parking – No Parking Available

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

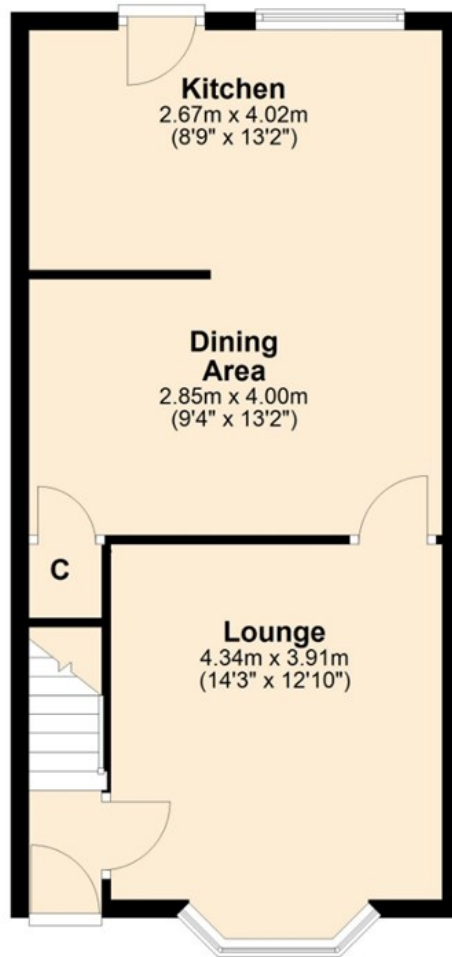
### AGENTS NOTES

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.

# Floorplan

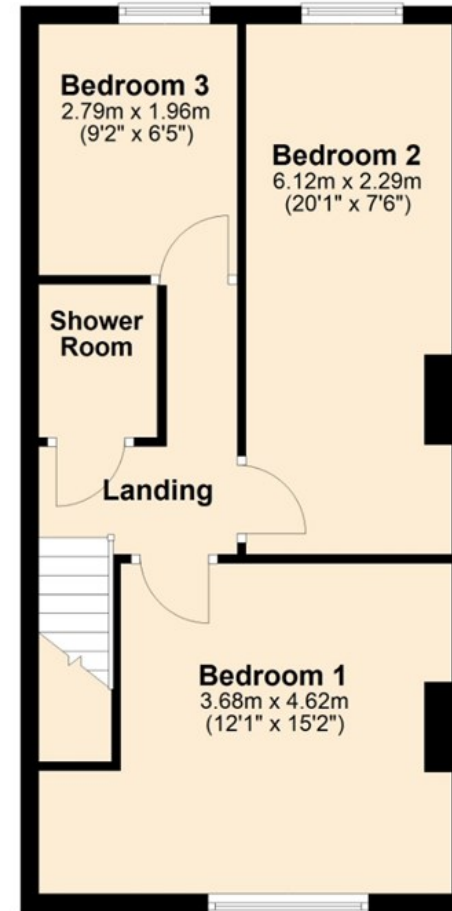
## Ground Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



## First Floor

Approx. 44.4 sq. metres (477.4 sq. feet)



Total area: approx. 88.4 sq. metres (951.5 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)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
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