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Clarke Road, Abington, Northampton, NN1 4PW

£250,000 Terraced

3 1 1



**Platinum Trusted
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over the past year

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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington

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Property Summary

The property has undergone a refurbishment programme by the current owners and retains many character features.

Features & Utilities

- ✓ Beautifully Refurbished
- ✓ Three Good Sized Bedrooms
- ✓ Refitted Kitchen and Bathroom
- ✓ Located in the Heart of Abington
- ✓ Landscaped Rear Garden
- ✓ Character Meatures
- ✓ Cellar
- ✓ Upstairs Bathroom
- ✓ Utility Room
- ✓ Bay Fronted

Property Overview

This beautifully refurbished three bedroom single bay Victorian family home is situated in the heart of Abington. The property has undergone a refurbishment programme by the current owners and retains many character features. On entering, the entrance hall leads through into the lounge/dining room, which has a feature fireplace with exposed wooden floorboards and bay window to front aspect, with made to measure shutter blinds, leading through to the spacious refitted kitchen with doors leading to the utility area and cellar. To the first floor, you will find three good size bedrooms with hardwood flooring and stripped wooden doors, a refitted traditional three piece bathroom suite with shower over bath. Outside you will find a newly landscaped garden shrub borders and a brick built wall surround. Early viewing is recommended to appreciate this fantastic property. Call 01604 231111 to view. EPC Rating: E. Council Tax Band: B.

ENTRANCE

Enter via wooden door. Exposed wooden floorboards. Stairs to first floor. Traditional column radiator.

LOUNGE 3.12m x 3.30m (10'3 x 10'10)

DINING ROOM 3.46m x 3.47m max (11'4 x 11'5 max)

uPVC double glazed bay window to front elevation. Cast iron fireplace with hearth. Exposed wooden floor. Traditional column radiator. TV point. Opening to dining area: uPVC double glazed window to rear elevation. Vertical column radiator. Feature fireplace with hearth. Door leading to kitchen:

KITCHEN 5.29m x 2.48m (17'4 x 8'2)

Two uPVC double glazed window to side elevation. Door leading to cellar. Door leading to utility. Wood effect tiled floor, Base and wall mounted units with work surface over. Integrated dishwasher. Space for American fridge freezer. Tiled splash back. Two vertical column radiator. Inset ceramic sink with mixer tap over. Breakfast bar.

UTILITY

uPVC double glazed window and door to the rear garden. Radiator. Tiled floor. Space for washing machine.

LANDING

Exposed wooden floor boards. Doors leading to adjoining rooms. Storage cupboard.

BEDROOM ONE 3.12m 4.33m (10'3 x 14'2)

Two uPVC double glazed window to front elevation. Traditional column radiator. Exposed wooden floor boards.

BEDROOM TWO 3.46m x 2.65m (11'4 x 8'8)

uPVC double glazed window to rear elevation. Radiator. Exposed wooden floors.

BEDROOM THREE 3.05m max x 2.52m (10' x 8'3)

uPVC double glazed window to rear elevation. Vertical column radiator. Exposed wooden floor boards. Cupboard housing boiler.

BATHROOM 1.98m x 1.66m (6'6 x 5'5)

Obscure uPVC double glazed window to side elevation. Radiator. Full white three piece traditional suite. Victorian style bath with shower over. Wash hand basin and WC. Tiled splash back. Vinyl flooring.

OUTSIDE

REAR GARDEN

Enclosed via brick wall and feather edged fencing. Decking and lawn area.

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 – No

EV Car Charge Point – No
Primary Heating Type – Gas
Parking – Street
Accessibility – Ask Agent
Right of Way – Ask Agent
Restrictions – Ask Agent
Flood Risk – <https://flood-map-forplanning.service.gov.uk/>
Property Construction – Brick
Outstanding Building Work/Approvals – No

DRAFT DETAILS

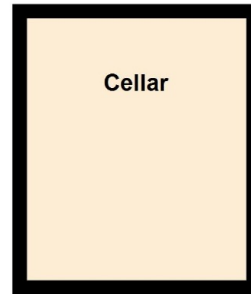
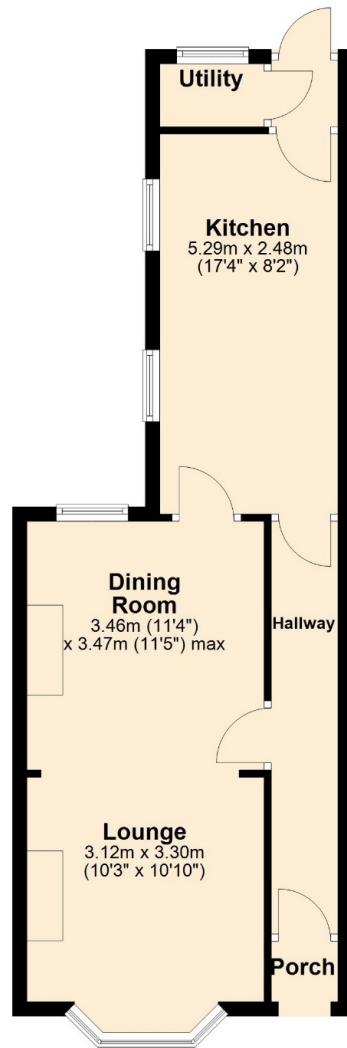
At the time of print, these particulars are awaiting approval from the Vendor(s).

AGENTS NOTES

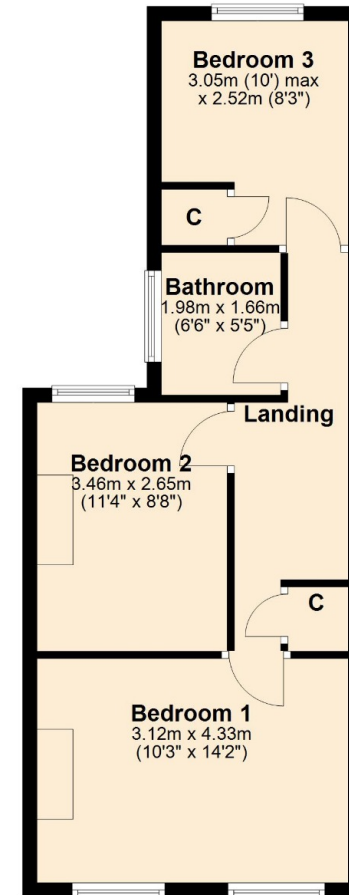
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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

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