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# Danefield Road, Abington, NN3 2LT

£235,000 End of Terrace

3 2 1



**Platinum Trusted  
Service Award**  
Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington

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Call Us 01604 231111

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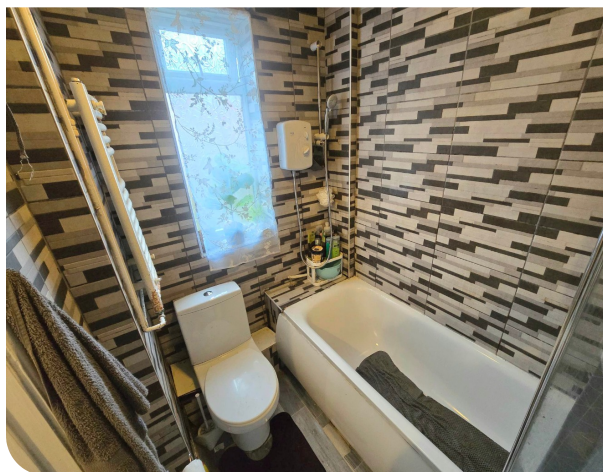


## Property Summary

A three bedroom end of terrace property located in the heart of Abington and benefits from off road parking, large rear garden, bathroom and en-suite.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ En-Suite & Bathroom
- ✓ Off Road Parking
- ✓ Gas Radiator Heating
- ✓ uPVC Double Glazed Windows & Doors
- ✓ Great Location
- ✓ Generous Size Garden
- ✓ Close to Local Amenities



# Property Overview

A three bedroom end of terrace property located in the heart of Abington and benefits from off road parking, large rear garden, bathroom and en-suite. The accommodation comprises entrance hall, bathroom, lounge and kitchen. To the first floor are three good size bedrooms and an en-suite to bedroom one. Please call 01604 231111. EPC Rating: TBC. Council Tax Band: A

## ENTRANCE HALL

uPVC double glazed entrance door. Staircase rising to first floor landing.

## LOUNGE 4.88m x 3.38m (16'0 x 11'1)

uPVC double glazed window to front elevation. Radiator.

## KITCHEN 2.34m x 4.17m (7'8 x 13'8)

Fitted with a range of wall mounted and base level cupboards and drawers with roll top work surfaces over. Stainless steel sink and drainer. Built in oven, hob and extractor. Space for washing machine, tumble dryer and dishwasher.

## BATHROOM 1.93m x 1.52m (6'4 x 5'0)

Frosted uPVC double glazed window to front elevation. Radiator. Suite comprising panelled bath, wash hand basin and low level WC.

## FIRST FLOOR LANDING

Access to loft space. Storage cupboard. Doors to:

## BEDROOM ONE 3.67m x 3.34m (12'0 x 11'0)

uPVC double glazed window to front elevation. Radiator.

## EN-SUITE

Suite comprising low level WC, wash hand basin and shower cubicle.

## BEDROOM TWO 2.31m x 3.28m (7'7 x 10'9)

uPVC double glazed window to rear elevation. Radiator.

### **BEDROOM THREE 1.96m x 3.28m (6'5 x 10'9)**

uPVC double glazed window to front elevation. Radiator.

### **OUTSIDE**

#### **FRONT GARDEN**

Off road parking for two cars.

#### **REAR GARDEN**

A large rear garden which is mostly laid to lawn with decking area and outbuilding.

### **MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

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

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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 Radiators

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### DRAFT DETAILS

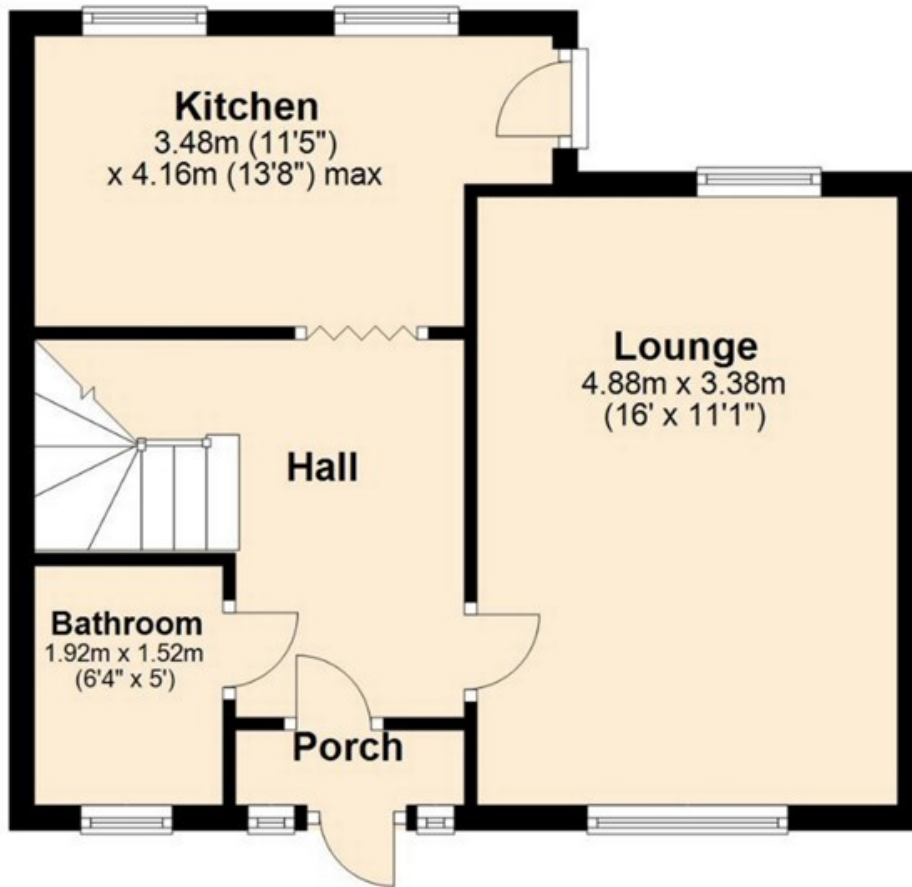
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### AGENTS NOTES

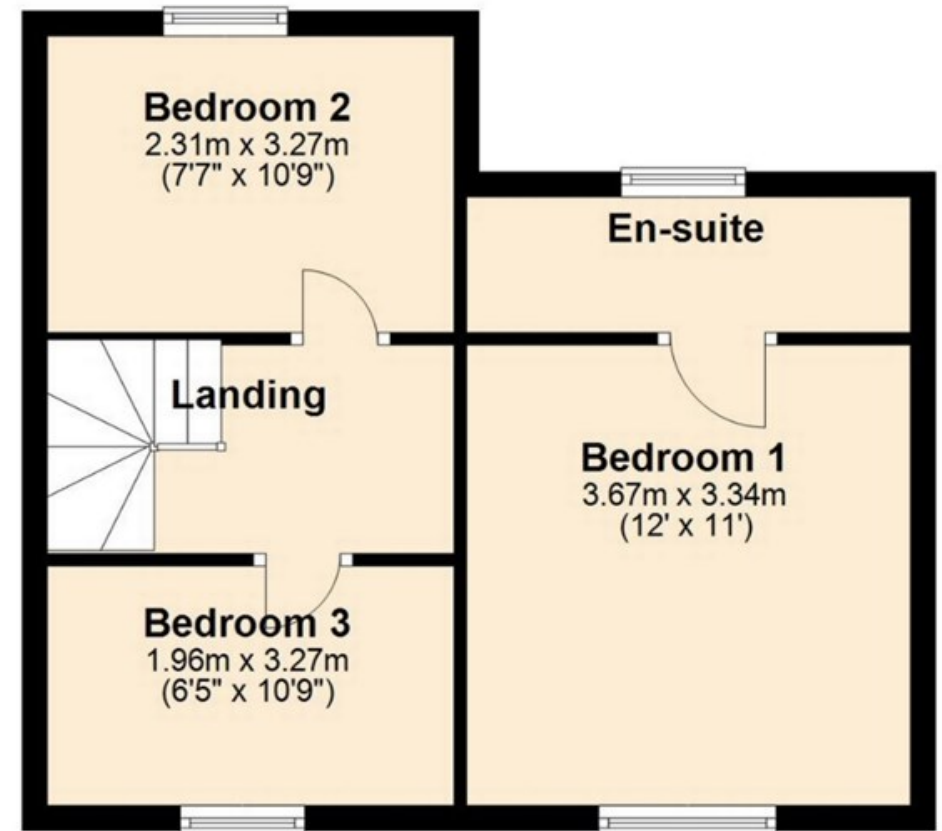
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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



Total area: approx. 79.0 sq. metres (850.8 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.

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