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Derby Road, Abington, NN1 4JS

£220,000 Terraced



**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

Offered to the market with no upward chain, this charming two-bedroom mid-terrace home is ideally situated in the heart of Abington, just a short walk from local shops, parks and amenities.

Features & Utilities

- ✓ NO ONWARD CHAIN
- ✓ Summerhouse with Electrics
- ✓ Feature Fireplace
- ✓ Single Bay Frontage
- ✓ Well Maintained Rear Garden
- ✓ uPVC Double Glazing

Property Overview

Offered to the market with no upward chain, this charming two-bedroom mid-terrace home is ideally situated in the heart of Abington, just a short walk from local shops, parks and amenities. The ground floor features two inviting reception rooms and a modern fitted kitchen, whilst the first floor offers two double bedrooms and a three piece family bathroom. Additional benefits include a useful cellar, a well-maintained rear garden, and a summerhouse – perfect for use as a home office or studio. Early viewing is highly recommended. Call Jackson Grundy on 01604 231111 to arrange your viewing today. EPC Rating: D. Council Tax Band: B.

ENTRANCE HALL

Enter via uPVC glazed door with Mosaic pattern floor. Radiator. Feature coving. Stairs rising to first floor. Doors to:

LOUNGE 3.15m x 3.40m (10'4" x 11'2")

uPVC double glazed window to front elevation. Radiator. Gas feature fireplace. TV point. Feature coving. Opening to:

DINNING ROOM 3.40m x 3.40m (11'2" x 11'2")

uPVC double glazed window to rear elevation. Radiator. Door to:

KITCHEN 5.04m x 2.31m (16'6" x 7'7")

uPVC double glazed window to side elevation. Radiator. Wall mounted and base level Shaker style units with integrated oven, hob with extractor over. Stainless steel sink and drainer. Space for white goods. Door to cellar. Door to:

UTILITY

uPVC door with opaque glazed panel to rear. Fixed shelving. Power and lighting.

FIRST FLOOR LANDING

uPVC opaque window to side elevation. Radiator. Large airing cupboard housing Vaillant gas boiler. Access to loft space. Doors to:

BEDROOM ONE 3.13m x 4.32m (10'3" x 14'2")

uPVC double glazed windows to front elevation. Radiator. Picture rail Storage cupboard.

BEDROOM TWO 3.44m x 2.65m (11'3" x 8'8")

uPVC double glazed window to rear elevation. Radiator. Built in storage.

BATHROOM 2.34m x 2.31m (7'8" x 7'7")

uPVC double glazed opaque window to rear elevation. Radiator. Three piece suite comprising panelled bath with shower over, low level WC and hand wash basin in vanity unit.

OUTSIDE

REAR GARDEN

South facing. Enclosed by timber fencing. Block paved patio. Patch of lawn. Raised flower beds. Timber built summerhouse with built in shelving.

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 B

EPC Rating – D

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas 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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

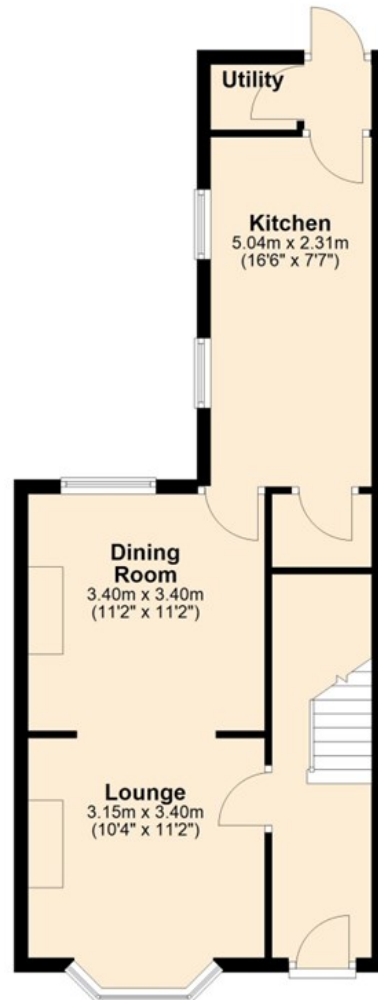
AGENTS NOTES

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. 47.2 sq. metres (507.8 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.4 sq. feet)



Total area: approx. 88.0 sq. metres (947.1 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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