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Exeter Place, Abington, NN1 4BB

£200,000 End of Terrace

2 1 1



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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington

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Property Summary

This beautifully maintained two-bedroom end of terrace property offers spacious and modern living, ideal for first-time buyers, downsizers, or investors alike.

Features & Utilities

- ✓ Two Bedrooms
- ✓ End Of Terrace
- ✓ Beautifully Presented
- ✓ Modern Kitchen
- ✓ Refitted Shower Room
- ✓ Downstairs WC
- ✓ Front & Rear Gardens
- ✓ Gas Radiator Heating
- ✓ uPVC Double Glazing
- ✓ Close To Local Amenities

Property Overview

This beautifully maintained two-bedroom end of terrace property offers spacious and modern living, ideal for first-time buyers, downsizers, or investors alike.

Upon entering, you are welcomed by an inviting entrance hall that sets the tone for the rest of the home. The ground floor features a stylish, modern kitchen with ample storage and workspace, a convenient downstairs WC, and a generously sized lounge/dining room – perfect for both relaxing and entertaining.

Upstairs, the property offers two well-proportioned double bedrooms and a recently refitted shower room, finished to a high standard. Externally, both the front and rear gardens are designed for low maintenance, providing pleasant outdoor spaces without the upkeep. Early viewing is highly recommended to appreciate all this lovely home has to offer. EPC Rating: C. Council Tax Band: B

HALL

uPVC entrance door. Radiator. Staircase rising to first floor landing. Door to:

KITCHEN 2.57m x 2.42m (8'5" x 7'11")

Double glazed window to side elevation. Magnet wall and base units. Built in microwave. Gas hob, oven and extractor. Integrated fridge/freezer.

WC

Obscure double glazed window to side elevation. Radiator. Sink with vanity unit and low level WC. Plumbing for washing machine.

LOUNGE 3.79m x 4.84m (12'5" x 15'10")

Double glazed window to rear elevation. uPVC door to rear elevation. Radiator. Storage cupboard.

FIRST FLOOR LANDING

Radiator. Storage cupboard. Doors to:

BEDROOM ONE 3.15m x 4.10m (10'4" x 13'5")

Two double glazed window to front elevation. Radiator. Two built in cupboards (one houses boiler, two years old).

BEDROOM TWO 2.53m x 4.84m (8'3" x 15'10")

Two double glazed windows to rear elevation. Radiator. Wooden floor.

SHOWER ROOM

Obscure double glazed window to side elevation. Suite comprising low level WC, sink with built in vanity unit and shower cubicle.

OUTSIDE

FRONT GARDEN

Access to meters. Gated.

PARKING

Permit parking.

REAR GARDEN

Mainly paved. Rear gate. Shed. Fenced borders.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – End Of Terrace

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – C

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 – Permit Required
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

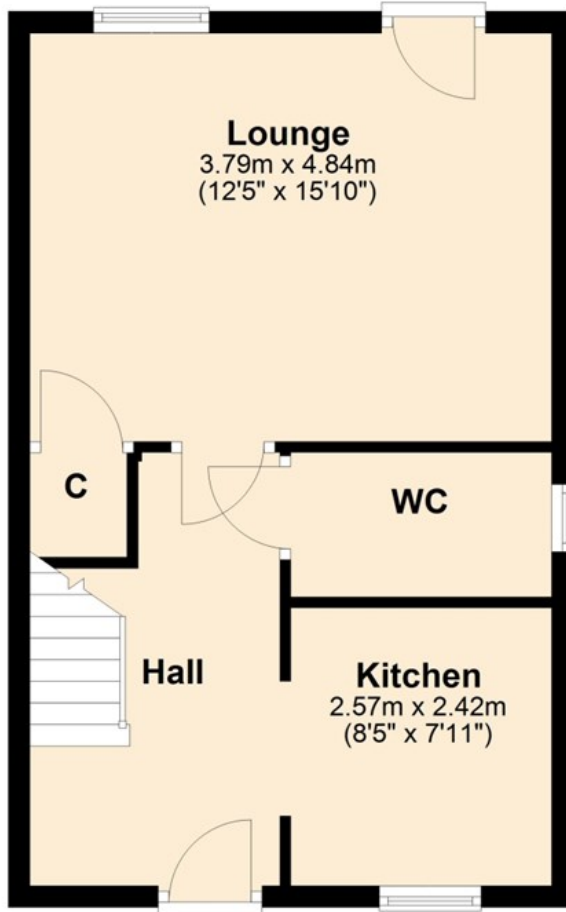
AGENTS NOTES

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

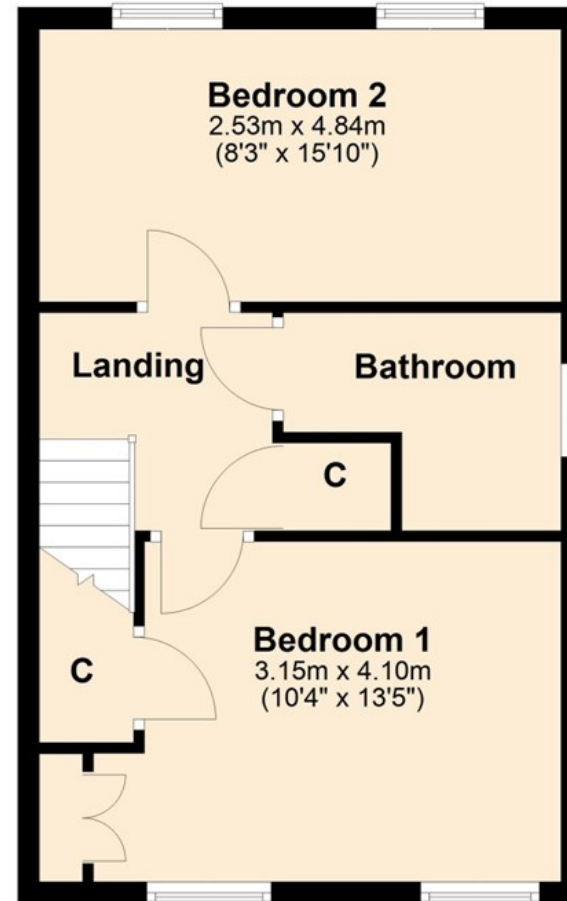
Ground Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 76.4 sq. metres (822.5 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.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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