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# Florence Road, Abington, Northampton, NN1 4NA

£230,000 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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## Property Summary

This charming three-bedroom Victorian home is situated in the heart of Abington, just off Wellingborough Road, offering excellent transport links to the town centre and easy access to local primary and secondary schools, as well as Abington Park. With potential to create off road parking to rear.

## Features & Utilities

- ✓ Victorian Terrace Home
- ✓ Prime Abington Location
- ✓ Spacious Living Areas
- ✓ Excellent Transport Links
- ✓ Character Features
- ✓ 3 Double Bedrooms
- ✓ Off Road Parking Potential To Rear
- ✓ Cellar with Conversion Potential
- ✓ Great First-Time Buy or Investment
- ✓ Convenient for Schools & Parks

# Property Overview

This charming three-bedroom Victorian home is situated in the heart of Abington, just off Wellingborough Road, offering excellent transport links to the town centre and easy access to local primary and secondary schools, as well as the picturesque Abington Park. Full of character features, the property comprises an inviting entrance hall, a bay-fronted lounge dining room with a feature fireplace, a bright fitted kitchen opening onto the garden, and a three piece family bathroom. Upstairs, there are three generously sized double bedrooms, with access to the loft via a drop-down ladder. The property also benefits from a sunny rear garden with the potential to create off-road parking, as well as a cellar offering an exciting opportunity for conversion (subject to the relevant permissions). An excellent choice for first-time buyers or investors, this home combines period charm with fantastic potential. EPC Rating: D. Council Tax Band: B.

## ENTRANCE HALL

Enter via composite door with stained glass window. Radiator. Dado rail. Feature cornice. Stairs rising to first floor. Door to:

## LOUNGE 3.29m max x 3.71m (10'9 x 12'2)

uPVC double glazed window to front elevation. Radiator. Feature fireplace. Opening to dining room:

## DINING ROOM 3.40m x 3.46m (11'2 x 11'4)

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

## KITCHEN 2.36m x 4.59m (7'9 x 15'1)

uPVC double glazed window to side elevation. uPVC door to rear garden. Range of wall mounted and base level units with laminate work surface over. Stainless steel sink and drainer. Integrated oven, four ring gas hob and extractor fan. Space for white goods. Glow worm gas boiler. Radiator. Door to:

## FAMILY BATHROOM 2.36m x 2.19m (7'9 x 7'2)

uPVC frosted glazed window to rear elevation. Three piece suite comprising panel bath with shower over, porcelain wash hand basin and low level WC. Heated towel rail.

## FIRST FLOOR LANDING

Access to loft space. Radiator. Doors to:

### **BEDROOM ONE 4.13m x 2.19m (13'7 x 10'6)**

uPVC double glazed window to front elevation. Wall mounted radiator. Built in cupboard. Feature fireplace.

### **BEDROOM TWO 2.62m x 3.45m (8'7 x 11'4)**

uPVC double glazed window to rear elevation. Radiator. Feature fireplace.

### **BEDROOM THREE 2.35m x 3.52m (7'9 x 11'7)**

uPVC double glazed window to rear elevation. Radiator.

### **CELLAR**

Power and lighting. Utility meters. Radiator. Consumer unit.

### **OUTSIDE**

### **REAR**

Enclosed via brick wall. Timber gates to rear to provide potential off road parking. Mainly laid to block paving. Mature shrub borders, outside tap and lighting.

### **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 – Yes  
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

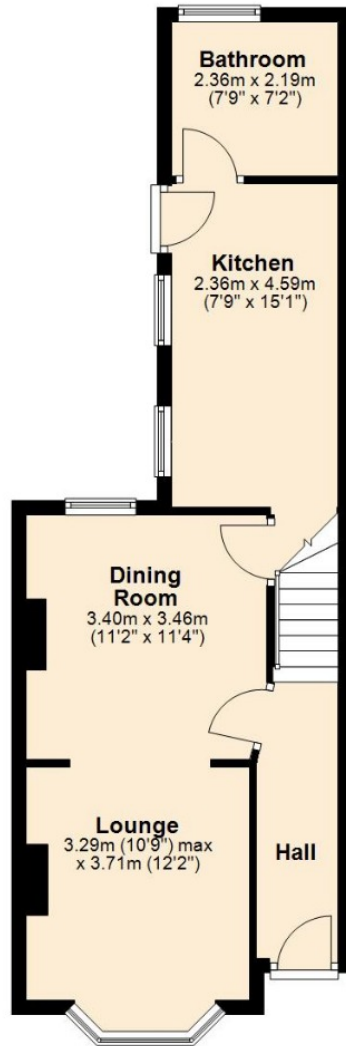
At the time of print, these particulars are awaiting approval from the Vendor(s).

### 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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