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Garrick Road, Abington, NN1 5ND

£300,000 - Offers in Excess of Terraced



Department: Sales

Tenure: Freehold



Property Summary

Located within the ever-popular Abington, a stones throw from Abington Park is this impressive double bay fronted Victorian home that is beautifully presented and thoughtfully modernised, whilst still retaining character.

Upon entering, the welcoming entrance hall provides access to the principal ground floor rooms, with tiled flooring and stairs rising to the first floor.

The generous open plan living and dining space is a particular highlight. The living area features a charming log burner, while the dining area benefits from a feature fireplace and shutters to both the front and rear windows, creating a stylish yet homely space.

Also accessed from the hallway is a useful ground floor WC, before continuing into the beautifully appointed kitchen. The kitchen features granite work surfaces, a gas hob with hanging extractor, integrated appliances and a rear bay window, with French doors opening directly onto the courtyard garden. A separate utility room provides space for white goods and benefits from a side door providing convenient access to the garden.

A further door from the hallway leads down to a dry cellar, providing excellent additional storage.

To the first floor are three well proportioned bedrooms and a beautifully finished shower room. The impressive principal bedroom features a character fireplace, shutters to the front bay window and built in wardrobes. Bedroom two is another generous room with built in storage and is currently utilised as a home office, while bedroom three is a good sized double benefiting from a charming bay window with feature stained glass.

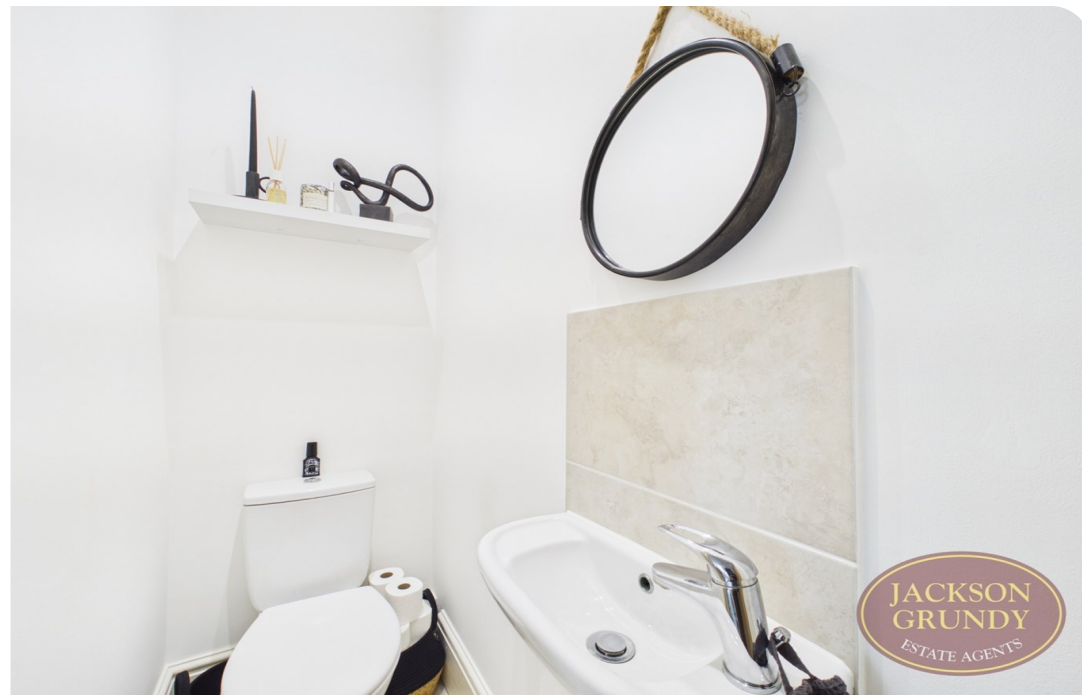
The contemporary shower room is fully tiled and comprises large double shower, heated towel rail, WC and wash hand basin.

been sympathetically modernised to create a stylish and practical family residence. The combination of generous accommodation, period features, excellent presentation and a sought after Abington location makes this a property that should not be missed. Viewing is highly recommended.

EPC Rating: TBC. Council Tax Band: C.

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars and eateries as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1¼ miles either in the Spinney Hill or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the A45, A43, A508 and A428 and in turn link to the A14 and M1.





Floorplan



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.



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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