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# Lower Thrift Street, Abington, Northampton, NN1 5HP

£190,000 Terraced

3 1 2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Abington

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## Property Summary

A characterful three bedroom Victorian terrace in Abington set over three floors, offering a wealth of original features and exciting potential for renovation. With additional loft and cellar space offering scope for conversion (subject to planning permissions).

## Features & Utilities

- ✓ Loft & Cellar
- ✓ Walking Distance To Northampton General Hospital
- ✓ No Chain
- ✓ Large Rear Garden
- ✓ Some uPVC Double Glazed Windows
- ✓ Gas Central Heating
- ✓ Character Features
- ✓ Sought After Location
- ✓ Potential For Extension/Renovation
- ✓ Open Fireplaces

# Property Overview

## Offered for sale with no chain.

A characterful three bedroom Victorian terrace set over three floors, offering a wealth of original features and exciting potential for renovation. With additional loft and cellar space offering scope for conversion (subject to planning permissions), this property is perfect for those looking for a period home with potential. The accommodation comprises entrance hall with access to the cellar, a lounge opening into the dining room, and a kitchen at the rear opening to the garden. On the first floor is a spacious main bedroom and a family bathroom, while the second floor houses two further bedrooms with access to the loft space. Outside, there is an enclosed rear garden. Situated in the ever popular Abington area, the property is close to local parks, independent shops, cafés, well regarded schools, and excellent transport links to Northampton town centre. Viewing is highly recommended to appreciate the potential on offer. EPC Rating: TBC. Council Tax Band: B

## HALL

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

## LOUNGE 3.38m x 3.05m (11'1 x 10'0)

Sash window to front elevation. Radiator. Feature fireplace.

## DINING ROOM 2.83m x 3.05m (9'3 x 10'0)

Glazed window to rear elevation. Radiator. Open fireplace. Door to cellar. Opening to:

## KITCHEN 3.95m x 1.97m (13'0 x 6'6)

Glazed windows to side and rear elevations. Timber door to garden. A range of wall and base units. Sink and drainer. Integrated cooker and four ring gas hob. Space for white goods. Baxi boiler.

## CELLAR 3.00m x 3.66m (9'10 x 12'0)

Power and light. Utility meters.

## FIRST FLOOR LANDING

uPVC double glazed window to rear elevation. Radiator. Staircase rising to second floor landing.

## BEDROOM ONE 3.53m x 4.14m (11'7 x 13'7)

Sash window to front elevation. Radiator.

## BATHROOM

uPVC frosted window to rear elevation. Radiator. A three piece suite comprising panelled bath with shower over, low level WC and porcelain wash hand basin. Airing cupboard.

## SECOND FLOOR LANDING

Storage cupboard. Access to loft space. Doors to:

## BEDROOM TWO 3.33m x 4.14m (10'11 x 13'7)

Sash window to front elevation. Radiator. Stairs to loft room.

## BEDROOM THREE 3.43m x 2.39m (11'3 x 7'10)

uPVC double glazed window to rear elevation. Radiator.

## LOFT ROOM

Velux window.

## OUTSIDE

## REAR GARDEN

Timber fence perimeter. Mature trees. Shed.

## 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 – Ask Agent

Parking – Ask Agent

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**

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

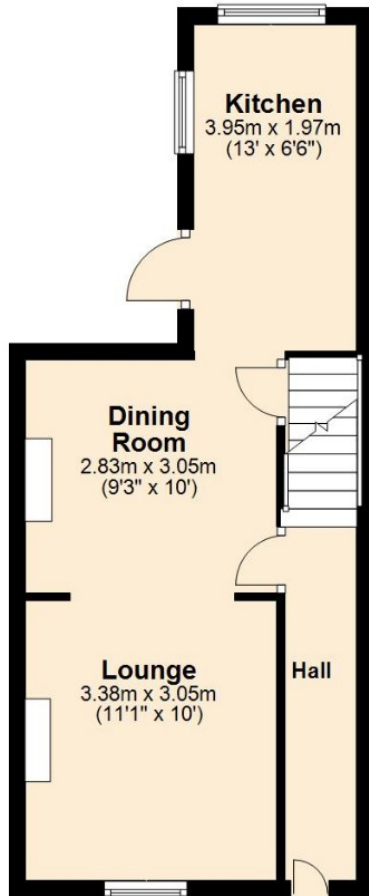
### **AGENTS NOTES**

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.

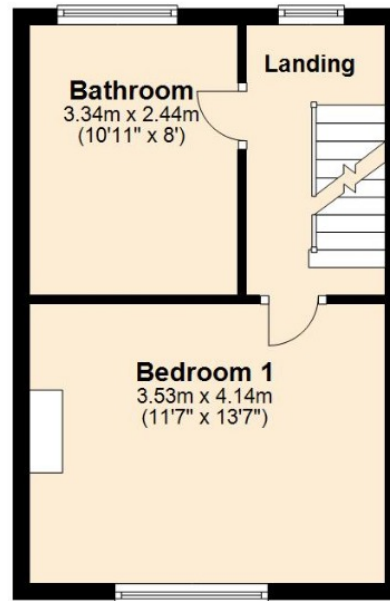


# Floorplan

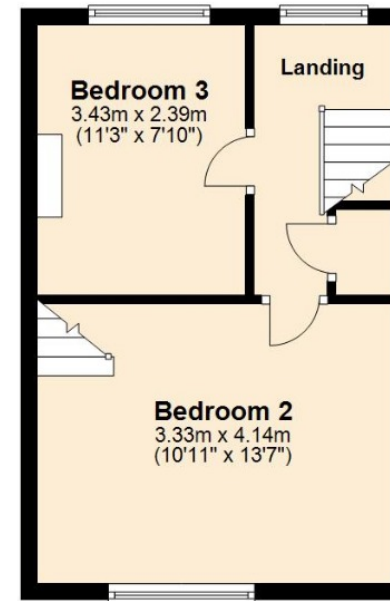
## Ground Floor



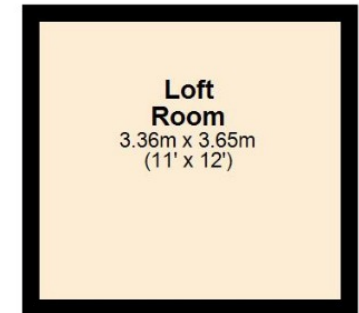
## First Floor



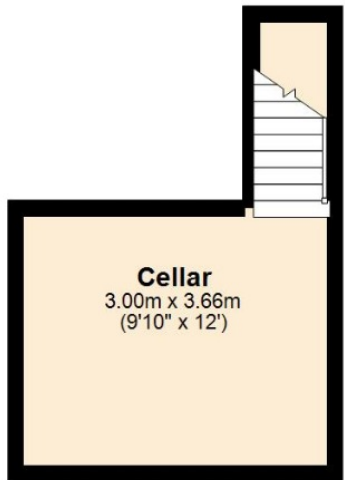
## Second Floor



## Loft



## Basement



Total area: approx. 111.6 sq. metres (1200.8 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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