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Loyd Road, Abington, NN1 5JA

£340,000 - Offers Over End of Terrace

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Department: Sales

Tenure: Freehold



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Property Summary

A rarely available and spacious four double bedroom end-of-terrace home on a double width plot, located just off the Billing Road near Abington Park.

Features & Utilities

- ✓ Four Double Bedrooms
- ✓ Integral Garage
- ✓ Double Width Plot
- ✓ Popular Location
- ✓ Extended Property
- ✓ Immaculate Condition

Property Overview

A rarely available and spacious four double bedroom end-of-terrace home on a double width plot, located just off the Billing Road near Abington Park. The ground floor includes an entrance hall, sitting room with garden access, separate dining room and a large kitchen/breakfast room with integrated appliances and WC/utility room. Upstairs there are four bedrooms, a bathroom and a separate WC. Outside there is a well kept rear garden with side access and a larger than average integral garage at the front. Additional features include uPVC double glazing, gas central heating and a cellar. A viewing is highly recommended. EPC: D Council Tax: C

ENTRANCE HALL

uPVC double glazed door to entrance. Stairs to first floor. Door to:

KITCHEN 3.99m x 4.94m (13'1" x 16'2")

Two uPVC double glazed windows to rear elevation. Radiator. Shaker style wall mounted and base units with work surface over. Centralised island. Stainless steel sink with mixer tap over. Double doors to garden. Doors to:

LOUNGE 4.33m x 3.36m (14'2" x 11'0")

uPVC double glazed sliding doors to rear elevation. Radiator.

DINING ROOM 3.26m x 3.24m (10'8" x 10'8")

uPVC double glazed bay stain glass window to front elevation.

WC/UTILITY 2.75m x 1.80m (9'0" x 5'11")

Window to rear elevation. Low level WC and wash hand basin. Space and plumbing for washing machine. Door to rear garden.

CELLAR 3.22m x 4.93m (10'7" x 16'2")

Power and lighting. Window to front elevation.

FIRST FLOOR LANDING

Access to loft hatch. Doors to:

BEDROOM ONE 3.22m x 4.04m (10'7" x 13'3")

Double bedroom. uPVC double glazed window to front elevation. Radiator. Fitted wardrobes.

BEDROOM TWO 3.44m x 2.97m (11'3" x 9'9")

Double bedroom. uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.74m x 3.35m (8'12" x 10'12")

Double bedroom. uPVC double glazed to front elevation. Radiator. Fitted wardrobes.

BEDROOM FOUR 3.09m x 2.44m (10'2" x 8'0")

Double bedroom. uPVC double glazed to rear elevation. Radiator. Fitted wardrobes.

BATHROOM 1.53m x 1.77m (5'0" x 5'10")

Opaque uPVC double glazed window to rear elevation. Three piece suite comprising panelled bath with shower over. Low level WC and wash hand basin vanity unit.

OUTSIDE

REAR GARDEN

Double width plot. Enclosed by brick wall and fencing. Timber side gate to front. Mainly laid to lawn. Small gravel area and raised decking area to rear. Outside tap. Door to:

GARAGE 5.28m x 3.34m (17'4" x 10'12")

Large integral garage with side door into garden. Housing boiler. Electric roller door. Power and light connected. Built in shelving.

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 C
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 – Parking, Garage
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

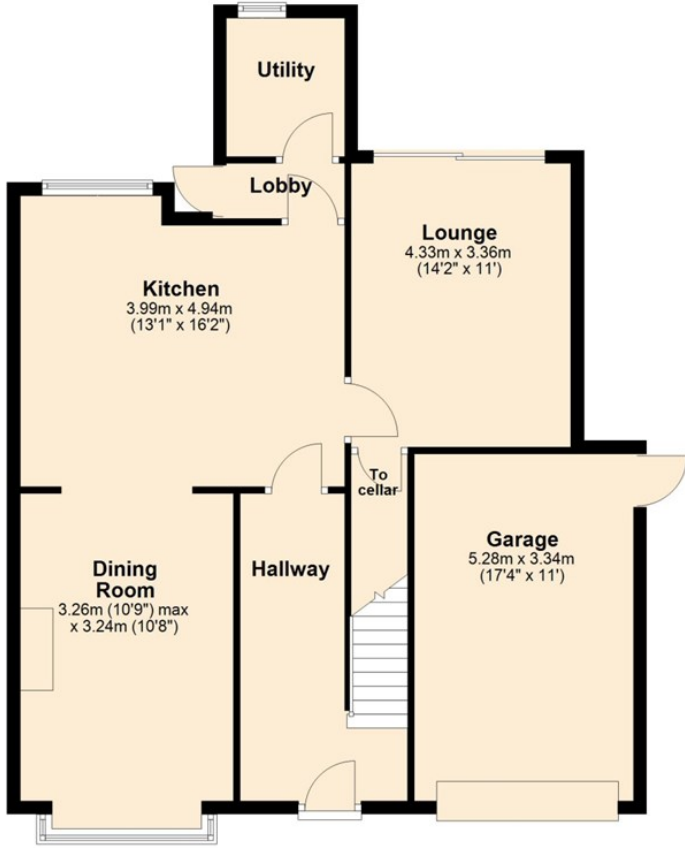
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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

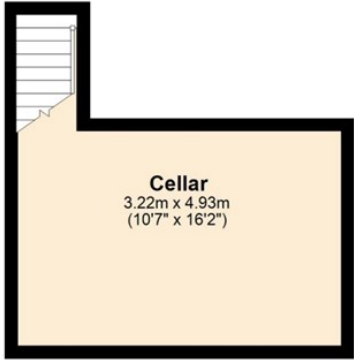
Ground Floor

Approx. 93.1 sq. metres (1002.5 sq. feet)



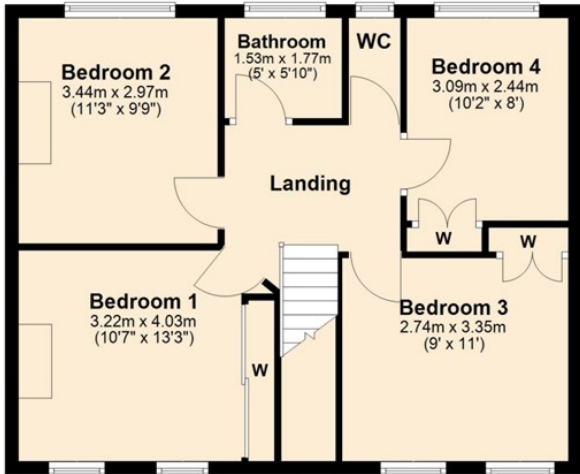
Basemen

Approx. 16.9 sq. metres (182.3 sq. feet)



First Floc

Approx. 56.4 sq. metres (606.6 sq. feet)



Total area: approx. 166.4 sq. metres (1791.4 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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