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# Loyd Road, Abington, Northampton, NN1 5JE

£279,000 - Offers Over Terraced

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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington  
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## Property Summary

OFF ROAD PARKING TO THE REAR. A well maintained double bay fronted terraced property located within walking distance to Abington Park.

## Features & Utilities

- ✓ Parking to Rear
- ✓ Double Bay Front
- ✓ Large Rear Garden
- ✓ Front Garden
- ✓ Close to Northampton School for Boys and Abington Park
- ✓ In Walking Distance to Northampton General Hospital
- ✓ Good Condition Throughout
- ✓ uPVC Double Glazing
- ✓ Gas Central Heating
- ✓ Space for Down Stairs WC

# Property Overview

OFF ROAD PARKING TO THE REAR. A well maintained double bay fronted terraced property located within walking distance to Abington Park. The accommodation briefly comprises of entrance hall, lounge with log burning stove, dining room and kitchen to the ground floor with three bedrooms and a family bathroom to the first floor. To the rear is a good size garden which is mainly laid to lawn and offers gated access to the hard standing parking behind which can be accessed via the service road. The property further benefits from a walled front garden and is in good decorative order throughout. Call 01604 231111 to view. EPC Rating: D. Council Tax Band: C.

## ENTRANCE

uPVC double glazed door to entrance. Stairs to first floor. Hallway leading to :

## DINING ROOM 3.85m x 3.48m (12'8 x 11'5)

uPVC double glazed bay window to front elevation. Feature fireplace with tiled surround. Radiator. Picture rails.

## KITCHEN 3.24m x 2.87m (10'8 x 9'5)

uPVC double glazed window to rear elevation. Base and wall mounted units with roll top work surface over. Stainless steel sink with mixer tap over. Tiled splash back. Space for washing machine, oven and fridge freezer.

## CELLAR 3.47m x 2.26m (11'5 x 7'5)

Power and lighting.

## LOUNGE 4.16m max x 2.97m (13'8 x 9'9)

uPVC double glazed patio doors to rear elevation. uPVC double glazed window at the top to rear elevation. Radiator. Wood burner.

## LANDING

Doors leading to adjoining rooms. Loft hatch.

## BEDROOM TWO 3.53m x 2.63m (11'7 x 8'8)

uPVC double glazed bay window to rear elevation. Radiator. Picture rails. Storage cupboard.

### **BEDROOM THREE 2.91m x 2.06m (9'6 x 6'9)**

uPVC double glazed window to rear elevation. Radiator.

### **BEDROOM ONE 4.22m x 4.61m (13'10 x 15'1)**

uPVC double glazed bay window to front elevation. uPVC double glazed window to rear elevation. Wardrobe and space for large bedroom furniture.

### **BATHROOM**

Obscure uPVC double glazed window to side elevation. Radiator. Towel rail. Three piece white suite consisting of panel bath, low level WC and wash hand basin. Tiled splash back with shower over.

### **OUTSIDE**

#### **FRONT**

Low brick wall. Path to front door. Hedge to one side. Various plans and shrubs. Laid to lawn.

#### **REAR**

A large rear garden with multiple areas including a large patio area as well as two decking areas. Laid to lawn. Space for greenhouse. Log storage area. Shrubs and bushes. Gated access from the rear which has space for two vehicles.

### **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

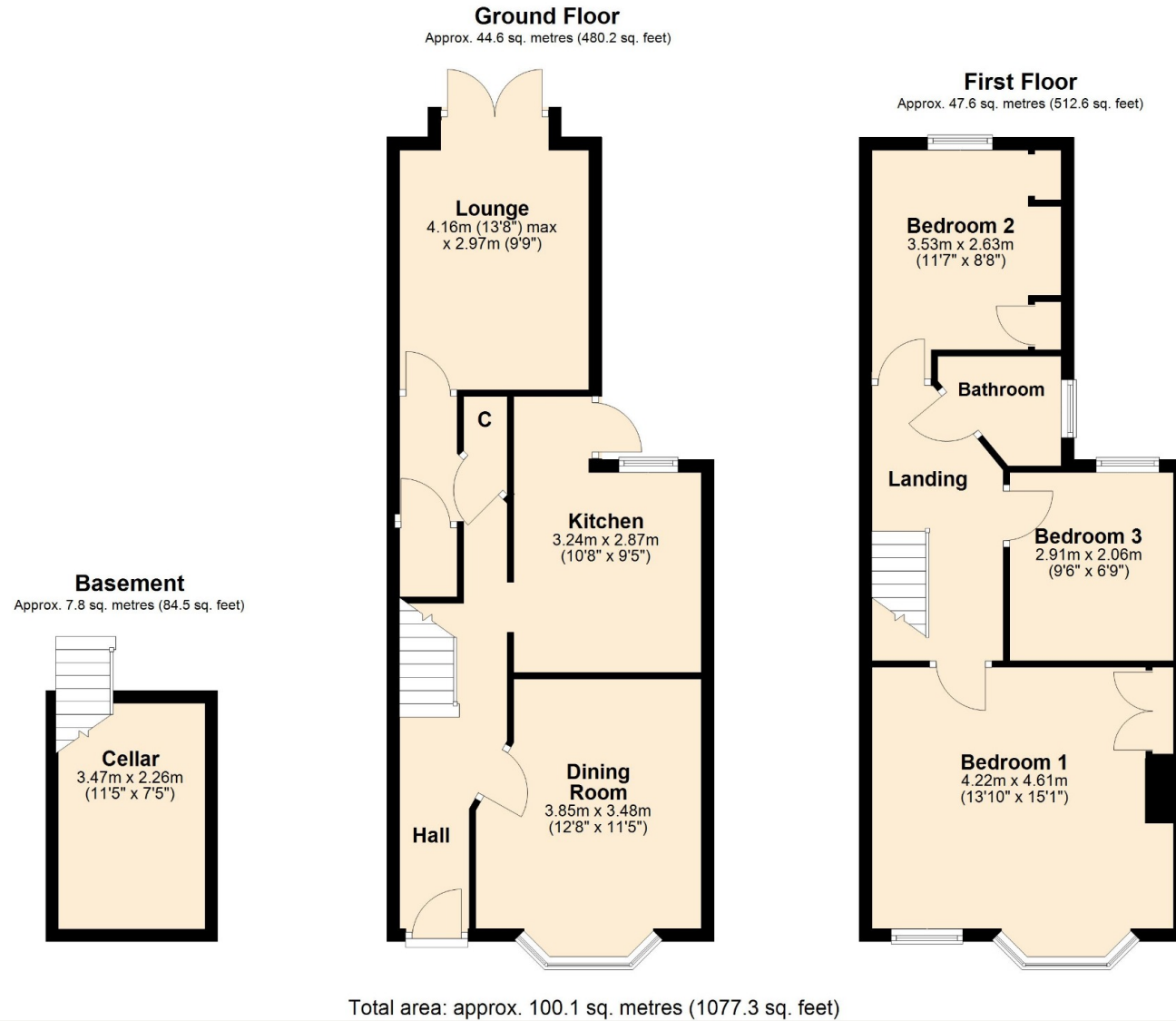
### DRAFT DETAILS

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





# 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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