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Lutterworth Road, Abington, NN1 5JL

£270,000 Terraced

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**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

Jackson Grundy are delighted to present this charming three-bedroom Victorian terrace, ideally located close to Abington Park.

Features & Utilities

- ✓ No Upward Chain
- ✓ Three Double Bedrooms
- ✓ Two Reception Rooms
- ✓ Utility Room
- ✓ uPVC Sash Windows (Where Specified)
- ✓ Fantastic Condition



Property Overview

Jackson Grundy are delighted to present this charming three-bedroom Victorian terrace, ideally located close to Abington Park. The ground floor features an entrance hall, bay-fronted lounge, dining room, kitchen, utility and access to the garden. Upstairs boasts a spacious landing, family bathroom and three generous double bedrooms. Outside benefits include on-street parking and a beautifully low-maintenance rear garden. The property also benefits from uPVC sash windows (where specified) and a versatile basement offers potential for conversion. EPC Rating: E. Council Tax Band: B

HALL

Entrance door. Stripped floor. Staircase rising to first floor landing.

LOUNGE 3.35m x 3.35m (10'11" x 10'11")

Double glazed sash bay window to front elevation. Radiator. Feature fireplace. Stripped floors.

DINING ROOM 4.15m x 2.65m (13'7" x 8'8")

Double glazed sash window to rear elevation. Radiator. feature fireplace. Stripped floors. Serving hatch.

KITCHEN 3.74m x 2.35m (12'3" x 7'8")

Double glazed sash window to side elevation. Radiator. Wall and base units. Space for white goods. Electric oven, hob and extractor. Stainless steel sink and drainer.

UTILITY

Single glazed windows to rear and side elevations. Plumbing. Open to rear cupboard (ideal for WC).

REAR LOBBY

Quarry tiled floor. Door to rear garden.

CELLAR

Meters.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 3.35m x 4.37m (10'11" x 14'4")

Two double glazed sash windows to front elevation. Radiator. Feature fireplace. Cupboard. Stripped floors.

BEDROOM TWO 3.42m x 2.63m (11'2" x 8'7")

Double glazed sash window to rear elevation. Radiator. Stripped floors.

BEDROOM THREE 3.46m x 2.45m (11'4" x 8')

Double glazed sash window to rear elevation. Radiator.

BATHROOM

Obscure double glazed sash window to side elevation. Towel rail. Suite comprising bath with shower over, sink and WC.

OUTSIDE

REAR GARDEN

Paved path. Lawn. Borders.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B
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 – Central Heating, Gas Central Heating
Parking – No Parking Available
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
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





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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