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# Mercia Gardens, Abington, Northampton, NN3 2SU

£225,000 End of Terrace

3 1 1



**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

A three bedroom end of terrace property, situated in a cul-de-sac location, close to plenty of local amenities and a short walk to Abington Park.

## Features & Utilities

- ✓ Three Bedroom End Of Terrace
- ✓ Cul-De-Sac Location
- ✓ Recently Decorated
- ✓ Log Burner
- ✓ Good Size Garden
- ✓ uPVC Double Glazed Windows
- ✓ Gas Central Heating
- ✓ Close To Abington Park
- ✓ Close To Amenities
- ✓ No Chain

# Property Overview

A three bedroom end of terrace property, situated in a cul-de-sac location, close to plenty of local amenities and a short walk to Abington Park. The property has been decorated throughout and comprises entrance hall, lounge/dining room and kitchen/breakfast room with space for appliances and two storage cupboards. The first floor provides three bedrooms, bathroom with electric shower, bath and a separate WC. The outside areas include a good size rear garden which is laid to lawn and has a block paved entertaining area and there is also a garden to the front. Please call 01604 231111. EPC Rating: TBC. Council Tax Band: A

## HALLWAY

uPVC double glazed entrance door. Laminate flooring. Staircase rising to first floor landing. Door to:

## LOUNGE 4.07m x 4.07m (13'4 x 13'4)

Two uPVC double glazed windows to front elevation. Radiator. Log burner. Storage cupboard. Laminate flooring.

## KITCHEN/DINING ROOM 2.00m x 4.07m (6'7 x 13'4)

uPVC double glazed windows and door to rear elevation. A range of wall and base units with work surfaces over. Built in oven and hob. Stainless steel sink and drainer with taps over. Space for fridge/freezer, washing machine and dishwasher. Storage cupboard.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE 3.20m x 2.57m (10'6 x 8'5)

uPVC double glazed window to rear elevation. Radiator.

## BEDROOM TWO 2.77m x 3.43m (9'1 x 11'3)

Two uPVC double glazed windows to front elevation. Radiator. Storage cupboard.

## BEDROOM THREE 2.73m x 2.45m (9'0 x 8'0)

uPVC double glazed window to front elevation. Radiator.

## **BATHROOM**

Obscure uPVC double glazed window to rear elevation. Radiator. Suite comprising wash hand basin and panelled bath with shower over.

## **SEPARATE WC**

Obscure uPVC double glazed window to rear elevation. Low level WC.

## **OUTSIDE**

### **FRONT GARDEN**

Laid to lawn. Raised beds. Enclosed by timber framed fence and bushes.

### **REAR GARDEN**

Mainly laid to lawn with block paved seating area, ideal for entertaining. Side garden with side access.

## **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 – Gas Radiators

Parking – No

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).

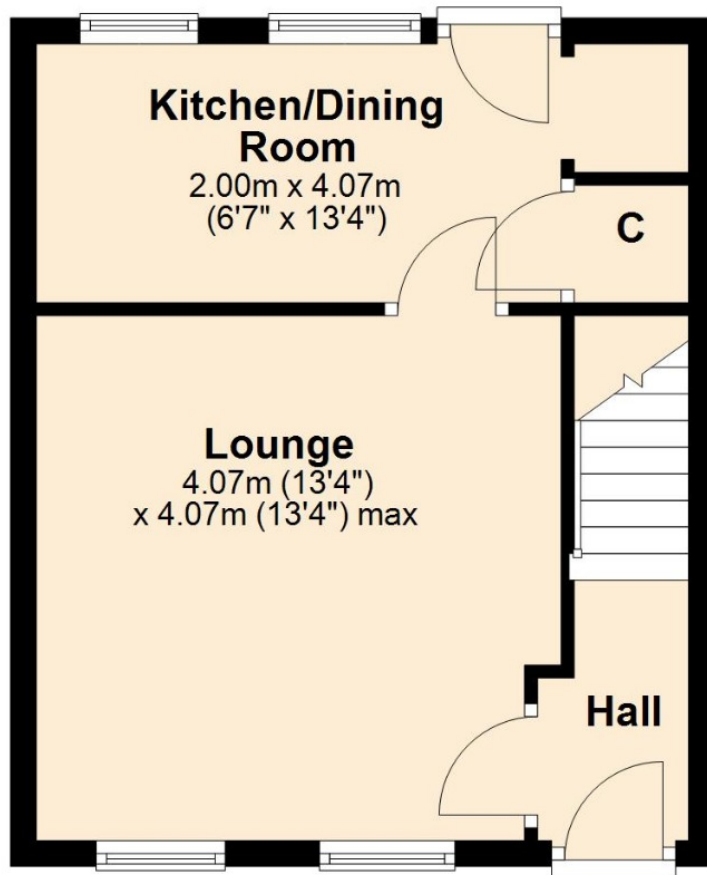
### **AGENTS NOTES**

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

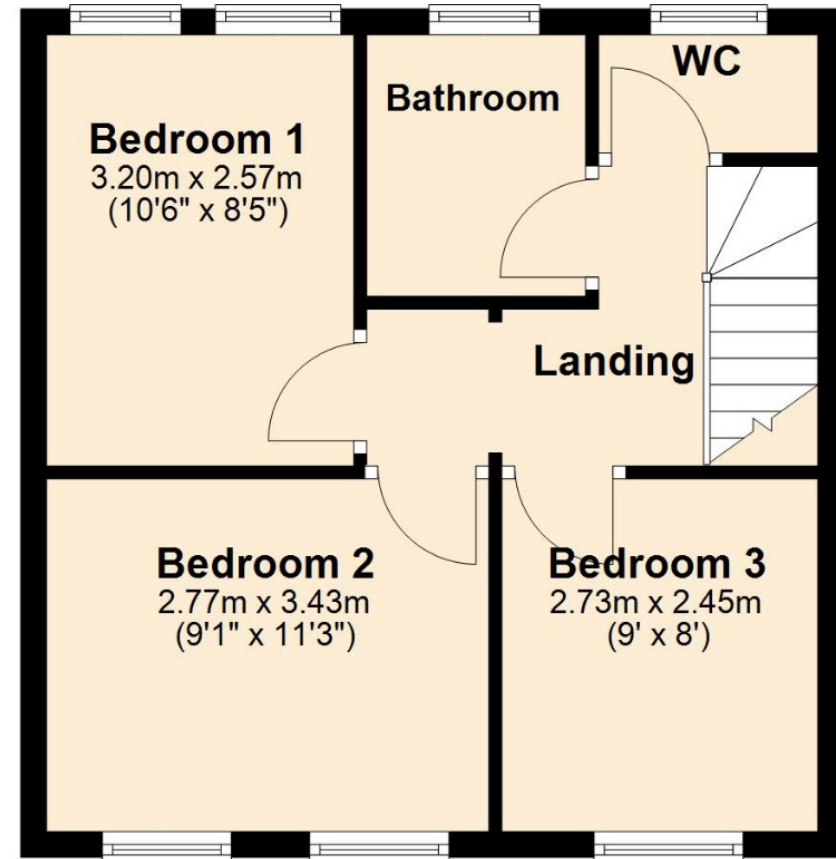
## Ground Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



## First Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



Total area: approx. 68.2 sq. metres (734.0 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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