



www.jacksongrundy.com

Monks Hall Road, Abington, NN1 4LZ

£190,000 Terraced

2 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington

343 Wellingborough Road, Abington, Northampton, NN1 4ER

Call Us 01604 231111

Email Us abington@jacksongrundy.co.uk





Property Summary

Offered to the market with no UPWARD CHAIN is this two bedroom terraced property, situated in this sought after location, within the heart of Abington. The property would make an ideal first time buy or buy-to-let investment.

Features & Utilities

- ✓ No Onward Chain
- ✓ Two Double Bedrooms
- ✓ Scope for Improvement
- ✓ Front & Rear Gardens
- ✓ Shed with Power
- ✓ Four Piece Bathroom

Property Overview

Offered to the market with no UPWARD CHAIN is this two bedroom terraced property, situated in this sought after location, within the heart of Abington. The property would make an ideal first time buy or buy-to-let investment. The accommodation comprises entrance hall, sitting/dining room, modern kitchen and conservatory. To the first floor are two double bedrooms and a refitted four piece bathroom. Outside is an enclosed walled low maintenance rear garden with brick built shed with power. Further benefits gas radiator heating and uPVC double glazing. EPC Rating: E. Council Tax Band: B.

PORCH

Enter via wooden door. Tiled floor.

ENTRANCE

uPVC door to front elevation. Stairs rising to first floor. Door to:

LOUNGE 3.33m x 3.45m (10'11" x 11'4")

Double glazed box bay window to front elevation. Radiator. Electric fireplace. Meter cupboards. Open to:

DINING ROOM 3.59m x 3.58m (11'9" x 11'9")

Two single glazed windows to conservatory. Single door into conservatory. Door to:

KITCHEN 3.15m x 2.51m (10'4" x 8'3")

A range of wall mounted and base units. Double glazed window to rear elevation. Double glazed uPVC door leading to conservatory. Radiator. Electric hob and oven. Built in extractor. Stainless steel sink and drainer with mixer tap over. Open to larder. Breakfast bar. Built in fridge.

CONSERVATORY 2.59m x 1.83m (8'6" x 6')

All windows single glazed. Wooden door into garden.

FIRST FLOOR LANDING

Access to all rooms.

BATHROOM 3.05m x 2.49m (10' x 8'2")

Double glazed window to rear elevation. Four piece suite consisting of bath, shower cubicle, wash hand basin in vanity unit and low level WC. Boiler cupboard. Tiled floor and walls. Heated towel rail.

BEDROOM ONE 3.43m x 4.10m (11'3" x 13'5")

Four built in cupboards, Double glazed bay to front elevation. Radiator. Access to loft space.

BEDROOM TWO 4.04m x 2.84m (13'3" x 9'4")

Double glazed window to rear elevation. Radiator. Built in cupboard.

OUTSIDE

FRONT GARDEN

Fenced borders. All paved. Shrubby.

REAR GARDEN

Side access to service road. Mainly paved. Shrub borders. Brick built shed. uPVC door and windows. Scope for garage or off road parking.

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 – E

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 – 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, No easements/servitudes/wayleaves
Rights and Easements – Ask Agent

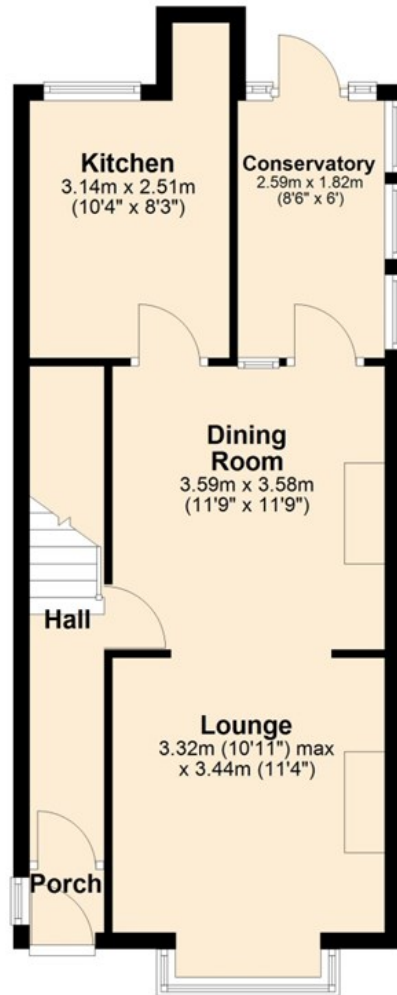
AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan

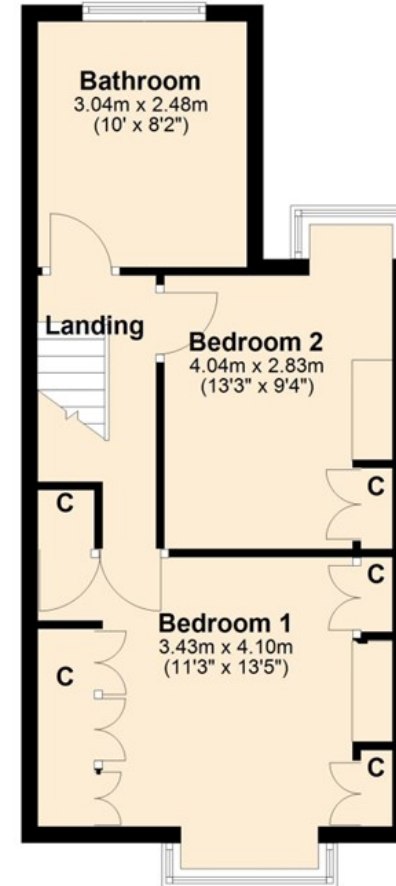
Ground Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 84.5 sq. metres (909.3 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152