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## Monks Hall Road, Abington, NN1 4LZ

£190,000 Terraced

2 1 1



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feefo

Department: Sales

Tenure: Freehold

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## 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. Shrubbery.

### **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.

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