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Monks Park Road, Abington, NN1 4LY

£150,000 Terraced

3 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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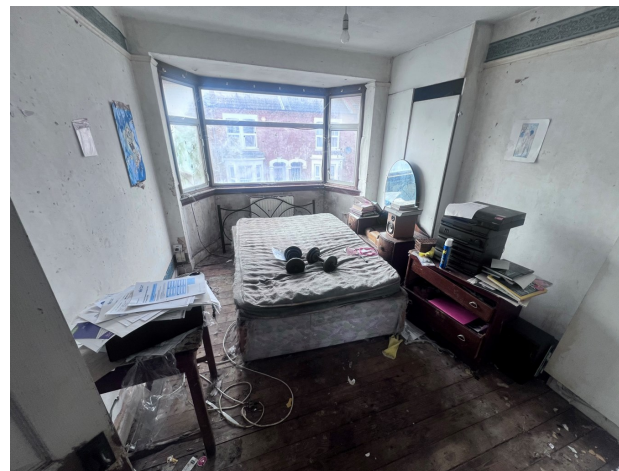


Property Summary

This double bay-fronted mid-terrace home offers an excellent refurbishment opportunity and is ideal for those looking for a project. The ground floor comprises a front lounge and a spacious kitchen/diner spanning the width of the property, with doors opening onto the low-maintenance rear garden.

Features & Utilities

- ✓ Immediate 'Exchange On Contracts' Available
- ✓ Sold Via Secure Sale
- ✓ Three Bedrooms
- ✓ Complete Chain
- ✓ Required Refurbishment
- ✓ Courtyard Garden



Property Overview

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This double bay-fronted mid-terrace home offers an excellent refurbishment opportunity and is ideal for those looking for a project.

The ground floor comprises a front lounge and a spacious kitchen/diner spanning the width of the property, with doors opening onto the low-maintenance rear garden. There is also access to a cellar, providing useful storage or potential for further development (subject to regulations).

To the first floor, you will find a generous double bedroom which has been opened through with double doors into the second bedroom, along with an additional single bedroom.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

EPC Rating: D. Council Tax Band: B

GROUND FLOOR

HALLWAY

LOUNGE

KITCHEN/DINING ROOM

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

OUTSIDE

REAR GARDEN

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 – Ask Agent

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

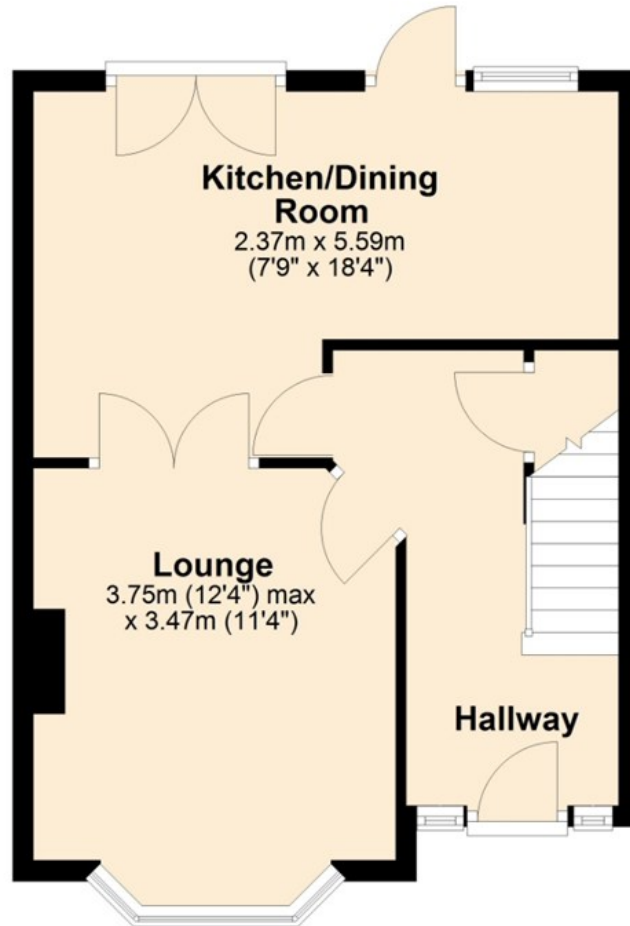
AGENTS NOTES

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

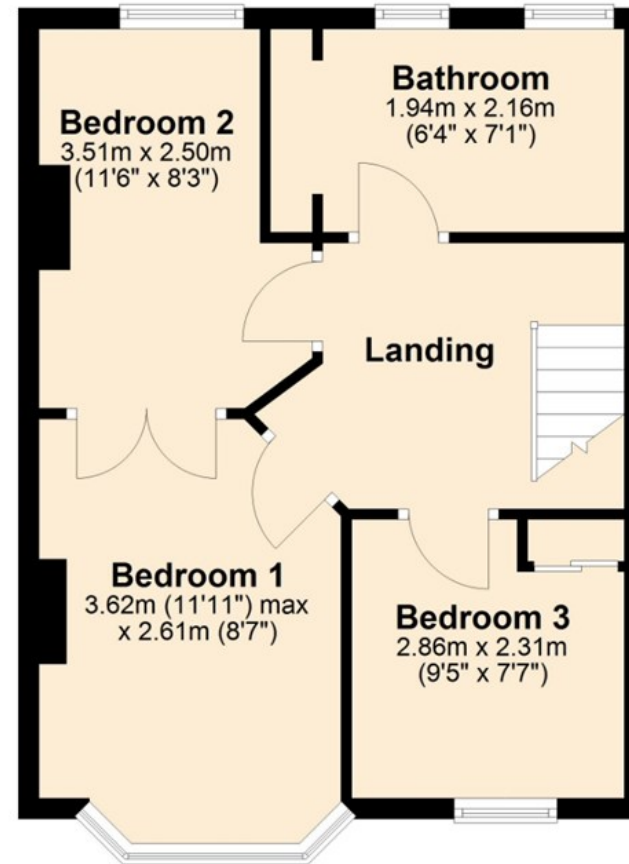
Ground Floor

Approx. 41.0 sq. metres (441.4 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



Total area: approx. 82.5 sq. metres (887.6 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
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