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# Park Avenue North, Abington, NN3 2JA

£300,000 Semi-Detached

 3  1  3



Department: Sales

Tenure: Freehold







## Property Summary

A rarely available three bedroom semi-detached family home located in a fantastic location on Park Avenue North in the sought after area of Abington.

## Features & Utilities

- ✓ Rarely Available
- ✓ Three Bedroom Semi Detached
- ✓ Off Road Parking
- ✓ Front & Rear Gardens
- ✓ Gas Radiator Heating
- ✓ Extended
- ✓ uPVC Windows & Doors
- ✓ Close To Abington Park
- ✓ Sought After Location
- ✓ No Chain

# Property Overview

A rarely available three bedroom semi-detached family home located in a fantastic location on Park Avenue North in the sought after area of Abington. The accommodation comprises of entrance porch, bay fronted lounge, dining room, family room, WC and kitchen. The first floor provides three good size bedrooms and a shower room. The outside areas include a well-manicured rear garden, front garden and off road parking. Further benefits include a cellar and gas central heating. Call 01604 231111. EPC Rating: D. Council Tax Band: C

## ENTRANCE

uPVC double glazed door to entrance porch.

## HALLWAY

Wooden door to enter hallway. Stairs to first floor. Storage cupboard. Radiator.

## WC

uPVC double glazed window to side elevation. Low level WC and a wash hand basin.

## KITCHEN 2.89m x 2.81m (9'6 x 9'3)

uPVC double glazed window to rear elevation. Base and wall mounted units with roll top work surface over. Stainless steel sink and drainer with mixer tap over. Tiled splash backs. Space for washing machine, oven and fridge.

## DINING ROOM 3.72m x 3.28m (12'2 x 10'9)

Feature fireplace. Radiator.

## FAMILY ROOM 2.95m x 3.22m (9'8 x 10'7)

uPVC double glazed window to side elevation. uPVC double glazed sliding door to rear elevation.

## LOUNGE 4.01m x 3.28m (13'2 x 10'9)

uPVC double glazed bay window to front elevation. Radiator. Electric fireplace.

### FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Access to loft hatch.

### BEDROOM ONE 4.01m x 3.28m (13'2 x 10'9)

uPVC double glazed window to front elevation. Radiator.

### BEDROOM TWO 3.56m x 3.28m (11'8 x 10'9)

uPVC double glazed window to rear elevation. Radiator

### BEDROOM THREE 2.57m x 2.64m (8'5 x 8'8)

uPVC double glazed window to rear elevation. Radiator.

### SHOWER ROOM 2.71m x 2.35m (8'10 x 7'8)

Walk in shower, low level WC and wash hand basin.

### OUTSIDE

#### FRONT GARDEN

Off road parking and front garden which is mainly laid to lawn.

#### REAR GARDEN

A lovely well maintained rear garden which is mainly laid to lawn with plants, shrubs and bulbs. There is also a good size patio area, shed and 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 -Yes

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).

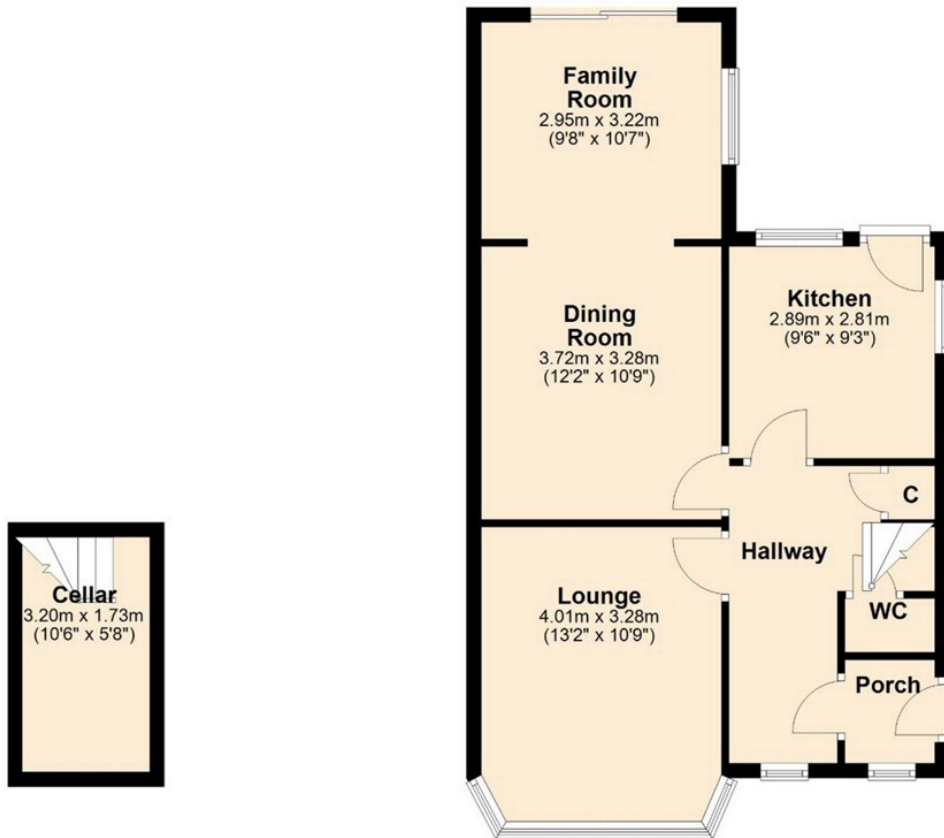
### **AGENTS NOTES**

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

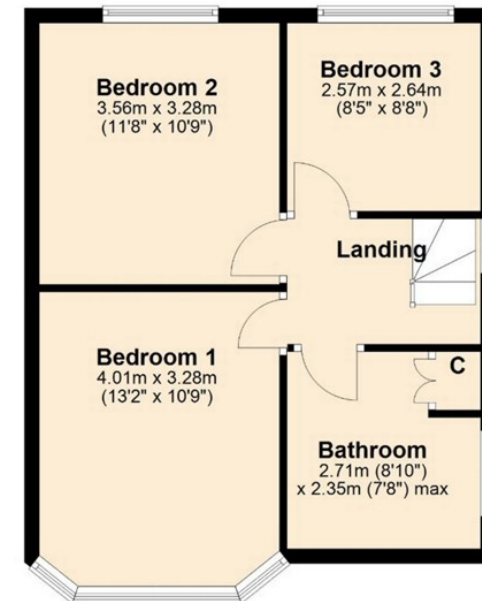
## Ground Floor

Approx. 61.4 sq. metres (661.2 sq. feet)



## First Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



Total area: approx. 105.7 sq. metres (1137.8 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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