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Park Avenue North, Abington, NN3 2JB

£375,000 Semi-Detached

 3  1  2



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington
343 Wellingborough Road, Abington, Northampton, NN1 4ER

Call Us 01604 231111
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Property Summary

Jackson Grundy are delighted to market this immaculate three bedroom semi detached property, located on Park Avenue North, Abington. During the homeowners tenure the property has undergone a huge restoration to bring the property up to an exquisite standard. T

Features & Utilities

- ✓ Three Bedroom Character Property
- ✓ Semi Detached
- ✓ High Specification Finish
- ✓ Open Plan Kitchen/Dining Room
- ✓ Off Road Parking
- ✓ Tanked Cellar
- ✓ Garden Room
- ✓ Fantastic Transport Links
- ✓ Reputable Location

Property Overview

Jackson Grundy are delighted to market this immaculate three bedroom semi detached property, located on Park Avenue North, Abington. During the homeowners tenure the property has undergone a huge restoration to bring the property up to an exquisite standard. The accommodation comprises a welcoming entrance hall, lounge, open plan kitchen/diner with built in appliances and a downstairs WC. On the first floor you will find three well proportioned bedrooms and a modern four piece bathroom suite. Externally are large front and rear gardens which have again been well tended by the owners. Further benefits include a tanked cellar which could be used as a home office plus a well designed garden room with bi-fold doors that open up to the garden. Do not miss the opportunity to acquire this fantastic family home. Please call 01604 231111 to arrange a viewing. EPC Rating: TBC. Council Tax Band: C

ENTRANCE HALL

Solid timber entrance door with obscure glazed panel. uPVC double glazed window to front elevation. Radiator. Spotlights to ceiling. Staircase rising to first floor landing. Doors to:

LOUNGE 4.11m x 3.27m (13'6" x 10'9")

uPVC double glazed window to front elevation. Radiator. Log burner with solid oak mantel. TV point.

KITCHEN/DINING ROOM 3.73m x 6.13m (12'3" x 20'1")

uPVC French doors to rear garden. uPVC double glazed window to rear elevation. Spotlights. A range of high gloss wall and base units with Quartz work surfaces over. Integrated appliances to include oven, hob and extractor, fridge/freezer and dishwasher. Space for freestanding washing machine. Inset sink and drainer. Door to cellar.

WC

uPVC obscure glazed window to side elevation. Low level WC and Porcelain wash hand basin.

CELLAR

Tanked cellar. Spotlights to ceiling. Ventilation fan.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Access to loft space. Doors to:

BEDROOM ONE 4.11m x 3.27m (13'6" x 10'9")

uPVC double glazed window to front elevation. Radiator. TV point.

BEDROOM TWO 3.56m x 3.27m (11'8" x 10'9")

uPVC double glazed window to rear elevation. Radiator. TV point.

BEDROOM THREE 2.54m x 2.64m (8'4" x 8'8")

uPVC double glazed window to rear elevation. Radiator.

FAMILY BATHROOM

uPVC obscure glazed window to side elevation. Heated towel rail. Spotlights. Four piece suite comprising panelled bath, walk in shower cubicle, low level WC and Porcelain wash hand basin.

OUTSIDE

FRONT GARDEN

Mainly laid to gravel. Off road parking for multiple vehicles. Patch of artificial lawn. Slate border.

REAR GARDEN

Landscaped garden. Enclosed by timber panelled fencing to side and rear. Hedgerow to left hand side. Block paved patio area and garden path. Raised flower beds. Timber pergola. Outdoor tap and outdoor lighting. Timber lean to creating more storage. Side access.

SUMMERHOUSE/GARDEN ROOM

Built in timber materials. Bi-fold doors. Spotlights to ceiling. Power and light. Storage to side.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

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 – Gas Central Heating

Parking – Parking, Driveway

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

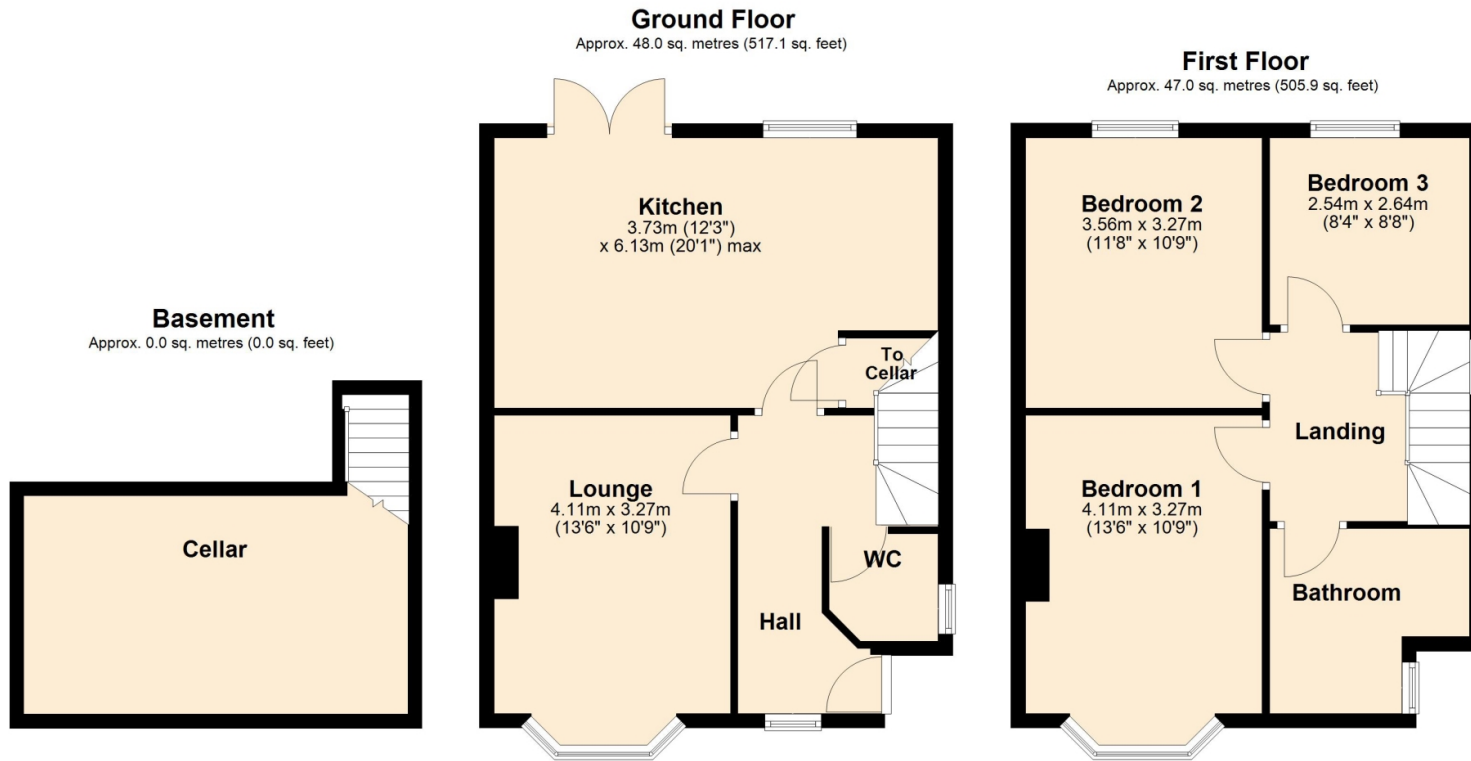
Rights and Easements – Ask Agent

AGENTS NOTES

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



Total area: approx. 95.0 sq. metres (1023.0 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.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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