



www.jacksongrundy.com

Perry Street, Abington, NN1 4HW

£260,000 Terraced



**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

This charming three-bedroom Victorian terrace property in Abington is a perfect blend of classic elegance and modern convenience. The house is in fantastic condition, featuring a stylish modern bathroom and a contemporary kitchen that caters to all your culinary needs.

Features & Utilities

- ✓ Three Bedroom Terrace
- ✓ Immaculate Condition
- ✓ Modern Kitchen
- ✓ Tanked Cellar
- ✓ Well Proportioned Bedrooms
- ✓ Low Maintenance Rear Garden
- ✓ Modern Shower Room
- ✓ Gas Radiator Heating
- ✓ uPVC Double Glazing
- ✓ Popular Location

Property Overview

This charming three-bedroom Victorian terrace property in Abington is a perfect blend of classic elegance and modern convenience. The house is in fantastic condition, featuring a stylish modern bathroom and a contemporary kitchen that caters to all your culinary needs. The low-maintenance garden offers a serene outdoor space, ideal for relaxation or entertaining. Additionally, the tanked cellar provides extra storage or potential for conversion, making this home both practical and inviting. Please call 01604231111 to arrange a viewing. EPC Rating: E. Council Tax Band: B.

ENTRANCE HALL

Enter via composite door. Radiator. Spotlights to ceiling. HIVE thermostat. Stairs rising to first floor. Doors to:

LOUNGE 4.02m x 3.25m (13'2" x 10'7")

uPVC double glazed window to front elevation. Dado rail. Feature coving. Feature fireplace. Radiator.

DINING ROOM 3.56m x 3.53m (11'8" x 11'6")

uPVC double glazed window to rear elevation. Radiator. Dado rail. TV Point.

KITCHEN 5.06m x 2.47m (16'7" x 8'1")

uPVC double glazed window to side elevation. uPVC door to rear garden. Radiator. Spotlights to ceiling. Range of wall mounted and base level gloss units with solid wood work surfaces over. One and a half stainless steel sink. Integrated dishwasher. Integrated NEF oven and electric hob with extractor fan over. Gas boiler within kitchen cupboard. Door leading to cellar:

CELLAR 3.23m x 4.29m (10'7" x 14')

Fully tanked cellar with tiled floor. RCD consumer unit. Electric and gas meters.

FIRST FLOOR LANDING

Access to loft space. Storage cupboard. Doors to:

BEDROOM ONE 3.25m x 4.07m (10'7" x 13'4")

uPVC double glazed window to front elevation. Radiator. Floor to ceiling storage cupboard. Feature fireplace.

BEDROOM TWO 3.77m x 2.64m (12'4" x 8'7")

uPVC double glazed window to rear elevation. Radiator. Floor to ceiling storage cupboard.

BEDROOM THREE 2.65m x 2.49m (8'8" x 8'2")

uPVC double glazed window to rear elevation. Radiator.

BATHROOM 2.25m x 1.62m (7'4" x 5'3")

uPVC opaque window to side elevation. Three piece suite comprising walk in shower cubicle. Low level flush WC and wash hand basin in vanity unit. Spotlights to ceiling. Extractor fan. Wall mounted heated towel rail. Mirrored light. Shaver point.

OUTSIDE

REAR GARDEN

Low maintenance garden mainly laid to block paving. Flower bed to left and rear side. Perfect for growing plants and shrubbery. Outside hosepipe.

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 – On Street
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





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

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

Call Us 01604 231111
Email Us abington@jacksongrundy.co.uk

