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# Thursby Road, Abington, NN1 5NB

£300,000 Terraced

3 1 2



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Department: Sales

Tenure: Freehold



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## Property Summary

Located just a short distance from the beautiful Abington Park, this charming bay-fronted Victorian terrace offers spacious and well-presented accommodation, perfect for families or professionals alike.

## Features & Utilities

- ✓ Three Double Bedrooms
- ✓ Recently Carpeted
- ✓ Character Features
- ✓ Bay Fronted
- ✓ WC/Utility Room
- ✓ Gas Radiator Heating
- ✓ UPVC Double Glazing
- ✓ Close to Local Amenities
- ✓ Sought After location
- ✓ Abington Park

# Property Overview

Located just a short distance from the beautiful Abington Park, this charming bay-fronted Victorian terrace offers spacious and well-presented accommodation, perfect for families or professionals alike. The ground floor comprises an inviting entrance hall, a bright and airy lounge, a separate dining room, and a well-appointed kitchen. Additional features include a WC and a utility room, providing extra convenience. Upstairs, the property boasts three generous double bedrooms and a family bathroom. The hallway and landings have been recently re-carpeted, adding a fresh and stylish touch. Externally, the property benefits from a low-maintenance rear garden, rear access, and the rare advantage of a garage, offering valuable storage or parking space. Combining period charm with modern comforts, this fantastic home is ideally situated in a sought-after location close to local amenities, schools, and green spaces. EPC Rating: TBC. Council Tax Band: C

## HALLWAY

Entrance door. Staircase rising to first floor landing. Radiator. Under-stairs storage.

## LOUNGE 4.50m x 3.81m (14'9" x 12'6") Maximum

uPVC double glazed bay window to front elevation. Radiator. Feature fireplace with tiled surround. Picture rails. Coving.

## KITCHEN 3.05m x 3.05m (10' x 10')

uPVC double glazed window to rear elevation. uPVC double glazed door to side elevation. Wall and base units with work surfaces over. Built in oven, hob and extractor. Space for dishwasher and fridge/freezer. Tiled splash backs. Door to utility room.

## UTILITY SPACE

Plumbing for a washing machine. Storage.

## WC

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

## DINING ROOM 3.81m x 2.87m (12'6" x 9'5")

uPVC double glazed bay window and door to rear elevation. feature fireplace. Radiator. Picture rail.

## FIRST FLOOR LANDING

Doors to: –

### BEDROOM ONE 3.38m x 4.83m (11'1" x 15'10")

Two uPVC double glazed windows to front elevation. Feature fireplace. Built in cupboard.

### BEDROOM TWO 3.35m x 3.10m (11' x 10'2")

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe. Feature fireplace

### BEDROOM THREE 3.78m x 2.90m (12'5" x 9'6")

uPVC double glazed window to rear elevation. Radiator.

## BATHROOM

Towel rail. Suite comprising low level WC, wash hand basin and panelled bath with shower unit over. Tiling to splash back areas.

## OUTSIDE

### REAR GARDEN

Entertaining and seating area. Concrete path to garage and rear access.

### GARAGE 2.73m x 0.88m (8'11" x 2'10")

Up and over door. Power and light. Door to side elevation.

## MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

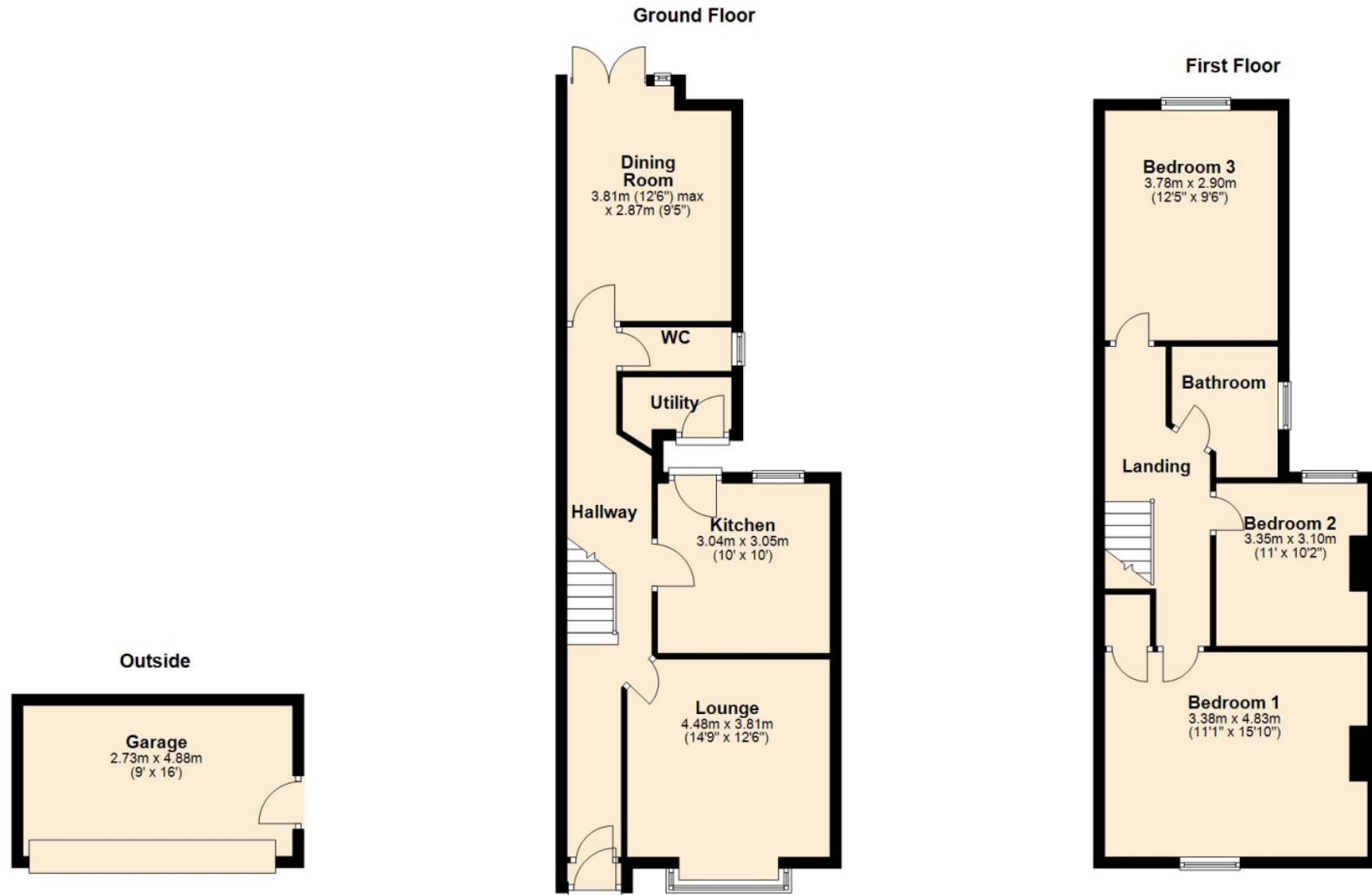
Service Charge – Ask Agent

Council Tax – Band C  
EPC Rating – C  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Central Heating, Gas Central Heating, Gas Heating  
Parking – Garage  
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





# 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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