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Trinity Road, Abington Vale, NN3 3FA

£360,000 - Offers Over Detached











Service Award

Department: Sales

Tenure: Freehold



















Property Summary

A modern three bedroom detached property, situated in one of Abington Vale's most sought after locations, within short walking distance of the local shops, Abington Park and close proximity to Bridgewater Primary School.

Features & Utilities

- ✓ Detached House
- ✓ Two bathrooms
- ✓ Kitchen/Dining Room
- ✓ Driveway and Detached Garage
- ✓ Ideal Location
- ✓ Owned Solar Panels





Property Overview

A modern three bedroom detached property, situated in one of Abington Vale's most sought after locations, within short walking distance of the local shops, Abington Park and close proximity to Bridgewater Primary School. The accommodation comprises entrance hall, cloakroom/WC, lounge and kitchen diner. The first floor has three generous size bedrooms with the master benefitting from an en-suite shower room and a four piece family bathroom. Outside, to the rear is a large family garden being mainly laid to lawn with patio area. To the front is a driveway providing off road parking for at least two vehicles leading to a detached single garage. Further benefits include gas radiator heating, owned solar panels and uPVC double glazing. EPC Rating: D. Council Tax Band: E.

ENTRANCE HALL

uPVC door into entrance hall. Stairs rising up to first floor. Doors to:

LOUNGE 5.95m x 3.00m (19'6" x 9'10")

Double glazed window to front elevation. Double glazed French doors to rear elevation. Radiator.

WC

Low level WC. Wash hand basin, Radiator,

KITCHEN/DINING ROOM 5.92m x 4.78m (19'5" x 15'8")

Double glazed window to front and side elevations. Double glazed French doors to rear. Two Radiators. Storage cupboard understairs. Integrated fridge freezer, gas hob and extractor over. Space for white goods.

LANDING

Store cupboard. Water tank. Access to rooms adjoining.

BEDROOM ONE 2.97m x 3.76m (9'9" x 12'4")

Double glazed window to front elevation. Two built in cupboards. Radiator.







EN-SUITE 1.89m x 2.45m (6'2" x 8')

Low level WC, wash hand basin, shower cubicle. Radiator.

BEDROOM TWO 2.84m x 3.05m (9'4" x 10')

Double glazed window to front elevation. Cupboards. Radiator.

BEDROOM THREE 3.00m x 2.34m (9'10" x 7'8")

Double glazed window to rear elevation. Built in cupboard. Radiator.

BATHROOM 1.90m x 3.34m (6'3" x 10'11")

Obscure double glazed window to rear elevation. Radiator. Four piece suite. Low level WC. Wash hand basin. Bath and shower cubicle.

OUTSIDE

REAR GARDEN

Paved area. Lawn. Panel fencing. Borders. Door into garage.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type - Detached

Age/Era - Ask Agent

Tenure - Freehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band E

EPC Rating - B

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 - Driveway, Single 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

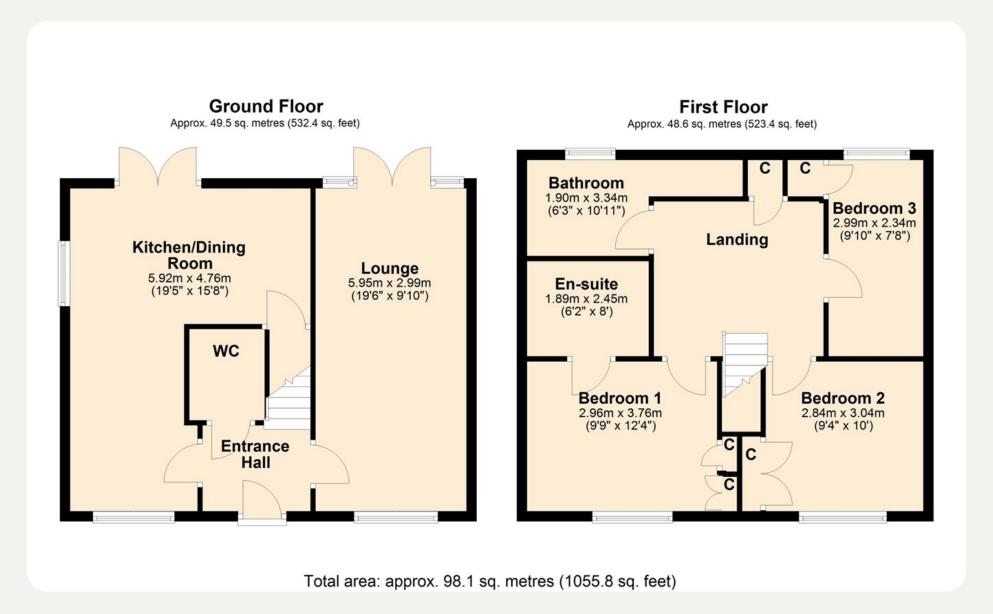
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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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