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# Whitworth Road, Abington, Northampton, NN1 4HG

£160,000 End of Terrace

2 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington

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## Property Summary

Offered to market with NO CHAIN is this two-bedroom FREEHOLD property in the heart of Abington. This property is ideal for first time buyers and investors.

## Features & Utilities

- ✓ Two Bedroom Freehold Property
- ✓ Kitchen Dining Room
- ✓ Converted Cellar
- ✓ Great Transport Links
- ✓ Two Bedrooms
- ✓ Popular Location
- ✓ Four Piece Bathroom
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ No Chain



# Property Overview

Offered to market with NO CHAIN is this two-bedroom FREEHOLD property in the heart of Abington. This property is ideal for first time buyers and investors. The accommodation comprises; entrance hall, lounge, kitchen dining room, utility room and converted cellar. To the first floor is a large four-piece suite bathroom and spacious master bedroom, please call to arrange a viewing of this rarely available property. EPC: D Council Tax: A

## ENTRANCE HALL

Enter via UPVC double glazed door. Radiator. Doors to;

## LOUNGE/KITCHEN/DINER 3.52m x 4.63m (11'6 x 15'2)

UPVC double glazed window to side elevation. Radiator. Television point. Fitted with a range of wall mounted and base level cupboards and drawers with worktop surfaces. Stainless steel sink and drainer unit. Space for electric oven. Understairs storage cupboard. Stairs rising to first floor. Door to;

## UTILITY

Wall mounted cupboard housing gas boiler. Space for white goods. Access to RCD consumer unit. Door to bin store.

## CONVERTED CELLAR 3.13m x 4.01m (10'3 x 13'2)

Tanked and board. Radiator. Television point. Extractor fan.

## FIRST FLOOR LANDING

Doors to;

## BEDROOM ONE 3.40m x 4.28m (11'2 x 14'0)

UPVC double glazed window to front elevation. Radiator. Television point.

## BEDROOM TWO 3.26m x 3.17m (10'8 x 10'5)

UPVC double glazed window to front elevation. Radiator.

## BATHROOM 2.75m x 4.26m (9'0 x 14'0)

Obscure UPVC double glazed window to side elevation. Radiator. Spotlights to ceiling. Access to loft space. Suite comprising low level WC, wash hand

basin, panelled bath and shower cubicle.

### DRAFT DETAILS

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

### MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

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

Parking – No

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk –

<https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

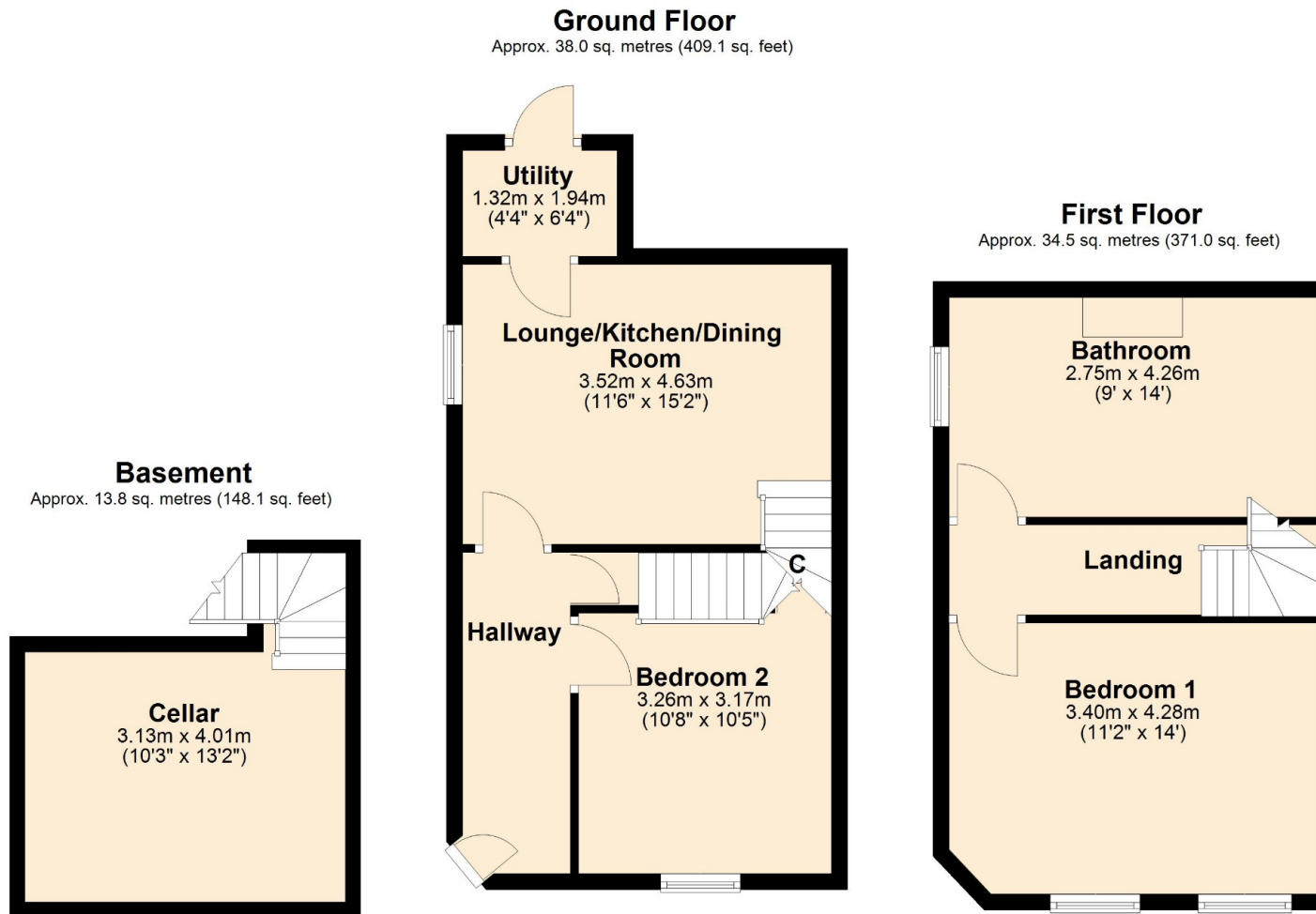
Outstanding Building Work/Approvals – No

### 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



Total area: approx. 86.2 sq. metres (928.2 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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