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# Wycliffe Road, Abington, NN1 5JJ

£280,000 Terraced

3 1 2



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Department: Sales

Tenure: Freehold



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## Property Summary

This charming three-bedroom Victorian terraced property is bursting with character.

## Features & Utilities

- ✓ Three Bedroom Victorian Terrace
- ✓ Lots of Character Features
- ✓ Lounge Dining Room
- ✓ Sun Room
- ✓ Downstairs WC
- ✓ Cinema Room
- ✓ Very Well Presented
- ✓ Low Maintenance Rear Garden
- ✓ Well Proportioned Bedrooms
- ✓ Hugely Popular Location

## Property Overview

This charming three-bedroom Victorian terraced property is bursting with character and offers a perfect blend of period features and modern living. As you enter, you're greeted by a welcoming hallway with original cornicing. The spacious lounge has a beautiful fireplace, creating a warm and inviting atmosphere. The dining room is perfect for entertaining, featuring large windows that fill the space with natural light. Adjacent to the dining area, the sun room provides a delightful space to relax and enjoy the garden views. The well-appointed kitchen breakfast room is ideal for family meals, equipped with built in appliances. A convenient downstairs WC adds to the practicality of the layout. Upstairs, you'll find three generously sized bedrooms, each with unique character features, along with a family bathroom that combines modern convenience with traditional aesthetics. The converted cellar has been transformed into a stylish cinema room, perfect for movie nights or cozy gatherings. Externally is a low maintenance rear garden which has been very well kept by the homeowners. Please call 01604231111 to arrange a viewing. EPC Rating: D. Council Tax Band: B

### HALL

Solid timber entrance door with stained glass window. Radiator. Dado rail. Feature cornicing. Staircase rising to first floor landing. Doors to:

### LOUNGE 3.10m x 3.41m (10'2" x 11'2")

uPVC double glazed window to front elevation. Radiator. Picture rail. Feature coving. Cast iron fireplace. Built in storage and shelving. Solid timber sliding doors to:

### DINING ROOM 3.46m x 2.59m (11'4 x 8'6)

Radiator. Picture rail. Ceiling rose. Built in storage. Solid timber double doors with stained glass to:

### SUN ROOM 1.89m x 1.91m (6'2" x 6'3")

uPVC French doors to rear garden. Radiator. Shaker style wall mounted units. Space for white goods including tumble dryer and fridge/freezer.

### KITCHEN 5.58m x 2.28m (18'4" x 7'6")

uPVC double glazed window to side elevation. Solid oak barn style door to rear porch. Radiator. Spotlights. A range of Shaker style wall and base units with solid oak work surfaces. Porcelain inset sink with chrome taps. Built in storage. Space for white goods to include Range cooker and washing machine. Integrated dishwasher. Integrated fridge/freezer.

## REAR PORCH

uPVC double glazed door to rear garden.

## WC

uPVC frosted window to rear elevation. High level WC.

## CELLAR 3.05m x 4.17m (10'0" x 13'8")

Currently used as a cinema room. Tanked. Radiator. Utility meters. RCD consumer unit. Spotlights to ceiling.

## FIRST FLOOR LANDING

Stained glass sash window to side elevation. Feature cornicing. Built in storage cupboard. Doors to:

## BEDROOM ONE 3.18m x 4.19m (10'5" x 13'9")

uPVC double glazed window to front elevation. Radiator. Built in wardrobes. Cast iron fireplace. Feature coving.

## BEDROOM TWO 3.44m x 2.59m (11'3" x 8'6")

uPVC double glazed window to rear elevation. Radiator. Feature wall panelling. Built in storage cupboard.

## BEDROOM THREE 2.83m x 2.28m (9'3" x 7'6")

uPVC double glazed window to side elevation. Radiator.

## BATHROOM

uPVC frosted window to side elevation. Heated towel rail. Three piece suite comprising panelled bath with shower over, low level WC and porcelain wash hand basin with chrome taps. Spotlights.

## OUTSIDE

## REAR GARDEN

Enclosed by brick wall. Timber gate to rear alley. Mainly laid to paving slabs. Raised flower bed to rear. Outside socket. Outside lighting. Outside tap.



## 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 – Ask Agent

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 – 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, 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.



# 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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