



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

# Abington Avenue, Abington, NN1 4PB

£275,000 Terraced

3 1 1



**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](mailto:abington@jacksongrundy.co.uk)







## Property Summary

This beautifully presented three-bedroom Victorian terrace combines timeless character with modern convenience, offering spacious and versatile accommodation in a highly sought-after location.

## Features & Utilities

- ✓ Three Bedroom Character Property
- ✓ Original Features
- ✓ Cellar
- ✓ WC
- ✓ Large Rear Garden
- ✓ Popular Location
- ✓ uPVC double glazing



# Property Overview

This beautifully presented three-bedroom Victorian terrace combines timeless character with modern convenience, offering spacious and versatile accommodation in a highly sought-after location. Bursting with original period features, including working fireplaces, ceiling roses, and decorative coving, the home exudes charm and warmth throughout. The accommodation includes three good-sized bedrooms, a stylish family bathroom, and a separate WC, making it ideal for growing families or those needing extra space. The ground floor offers a welcoming layout, featuring a cosy lounge with sliding doors opening into a separate dining room which is perfect for entertaining, a utility room, and a well-equipped kitchen. Off of the kitchen you will find a three piece suite bathroom.

To the rear, a large private garden provides plenty of space for outdoor living, gardening, or family activities. The property also benefits from a generous cellar with exciting potential for further development, subject to the necessary consents-ideal for creating a home office, playroom, or additional living space.

Located close to excellent local schooling and popular parks, the home also benefits from easy access to a range of amenities and transport links. A superb opportunity to own a characterful and well-maintained Victorian home in a convenient and family-friendly location. EPC Rating: TBC. Council Tax Band: B.

## ENTRANCE

Enter via timber door with obscure glazed panel. Feature coving. Exposed floor floorboards. Stairs rising to first floor. Doors leading to:

## LOUNGE 4.37m x 3.26m (14'4" x 10'8")

uPVC double glazed window to front elevation. Radiator. Feature coving. Picture rail. Original working fireplace. Exposed floorboards. Feature ceiling rose. Television point. Timber sliding doors leading to:

## DINING ROOM 4.60m x 3.26m (15'1" x 10'8")

Timber door with stained glass panels to utility room. Picture rail. Open fireplace. Exposed floorboards. Timber door leading to:

## KITCHEN 5.82m x 2.31m (19'1" x 7'7")

Glazed windows to side elevation. Radiator. Spotlights to ceiling. A range of wall mounted and base level kitchen units with roll top work surface over. Integrated oven, induction hob with extractor fan over. Space for other white goods. Stainless steel sink and drainer. Ideal gas boiler. Timber door

leading to cellar. Timber door leading to:

### **INNER HALLWAY**

Timber door leading to rear garden. Door leading to:

### **BATHROOM 2.54m x 2.29m (8'4" x 7'6")**

Obscure glazed window to rear elevation. Three piece suite comprising of panelled bath with shower over, porcelain hand wash basin and low level WC. Extractor fan.

### **UTILITY ROOM 1.73m x 1.94m (5'8" x 6'4")**

Space for washing machine and tumble dryer. Glazed French doors onto garden.

### **FIRST FLOOR LANDING**

Feature coving. Storage cupboard. Doors to:

### **BEDROOM ONE 4.06m x 3.87m (13'4" x 12'8")**

uPVC double glazed window to front elevation. Radiator. Feature coving. Feature ceiling rose. Cast iron fireplace. Built in wardrobes. Storage cupboard with access to loft space.

### **BEDROOM TWO 4.38m x 2.51m (14'4" x 8'3")**

uPVC double glazed window to rear elevation. Radiator. Feature fireplace. built in wardrobes.

### **BEDROOM THREE 4.78m x 2.29m (15'8" x 7'6")**

uPVC double glazed window to rear elevation. Obscure glazed window to side elevation. Radiator. Storage room.

### **WC**

Original sash window. Spotlights to ceiling. Low level WC. Porcelain hand wash basin.

### **CELLAR 4.98m x 4.34m (16'4" x 14'3")**

Power and lighting. Connectivity utility meters.

## OUTSIDE

### REAR GARDEN

Enclosed by brick wall to left hand side. Brick wall and timber fencing to right hand side. Mainly laid to block paving. Mature trees and shrub borders. Raised flower beds, timber decking. Summerhouse to rear of garden. Outside tap and lighting.

### 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 – Ask Agent

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 – No Parking Available

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.

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