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Manfield Road, Abington, NN1 4NW

£215,000 - Offers in Excess of Terraced

2 1 2



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Service Award**

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over the past year

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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington

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Property Summary

A modern two bedroom Victorian terrace set in a fantastic location in the heart of Abington, close to Abington Park, Northampton School for Boys and a short walk to Northampton General Hospital.

Features & Utilities

- ✓ Two Double Bedrooms
- ✓ Full of Character
- ✓ No Chain
- ✓ Cellar
- ✓ Fantastic Location
- ✓ Ideal For First Time Buyer Or Investment Opportunity

Property Overview

A modern two bedroom Victorian terrace set in a fantastic location in the heart of Abington, close to Abington Park, Northampton School for Boys and a short walk to Northampton General Hospital. The accommodation comprises entrance hall, lounge, dining room and modern kitchen. To the first floor are two double bedrooms and a bathroom with corner bath. Further benefits a Worcester combination boiler, uPVC double glazed windows, cellar and a low maintenance, enclosed rear garden. EPC Rating: C. Council Tax Band: B

PORCH

uPVC door into porch. Tiled floor

HALL

Entrance door. Radiator. Staircase rising to first floor. Original refurbished floorboards. Doors to:

LOUNGE 3.12m x 3.28m (10'2" x 10'9")

uPVC double glazed window to front elevation with shutters. Radiator. Feature fireplace. Original refurbished floorboards.

DINING ROOM 3.45m x 3.44m (11'3" x 11'3")

uPVC double glazed window to rear elevation. Radiator. Feature fireplace. Original refurbished floorboards.

KITCHEN 3.51m x 2.35m (11'6" x 7'8")

uPVC double glazed window and door to side elevation. Radiator. A range of wall and base units with work surfaces over. Built in oven and gas hob. Space for washing machine and fridge/freezer. Tiling to splash back areas. Boiler cupboard housing Worcester boiler. Stainless sink with drainer. Door to:

CELLAR 3.12m x 4.34m (10'2" x 14'2")

Power and light. Access to gas and electric meters.

FIRST FLOOR LANDING

Store cupboard. Access to loft. Doors to:

BEDROOM ONE 3.10m x 4.34m (10'2" x 14'2")

Two uPVC double glazed windows to front elevation with shutters. Radiator. Feature fireplace. Original refurbished floorboards.

BEDROOM TWO 3.45m x 2.65m (11'3" x 8'8")

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

BATHROOM 3.48m x 2.35m (11'5" x 7'8")

uPVC double glazed window to rear elevation. Suite comprising corner bath, wash hand basin and low level WC. Tiling to splash back areas. Laminate flooring. Towel radiator.

OUTSIDE

REAR GARDEN

Low maintenance rear garden. Block paved area with plants and shrub borders. Enclosed by a timber framed fence. Brick built shed.

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 – C

Electricity Supply – Mains

Gas Supply – Mains

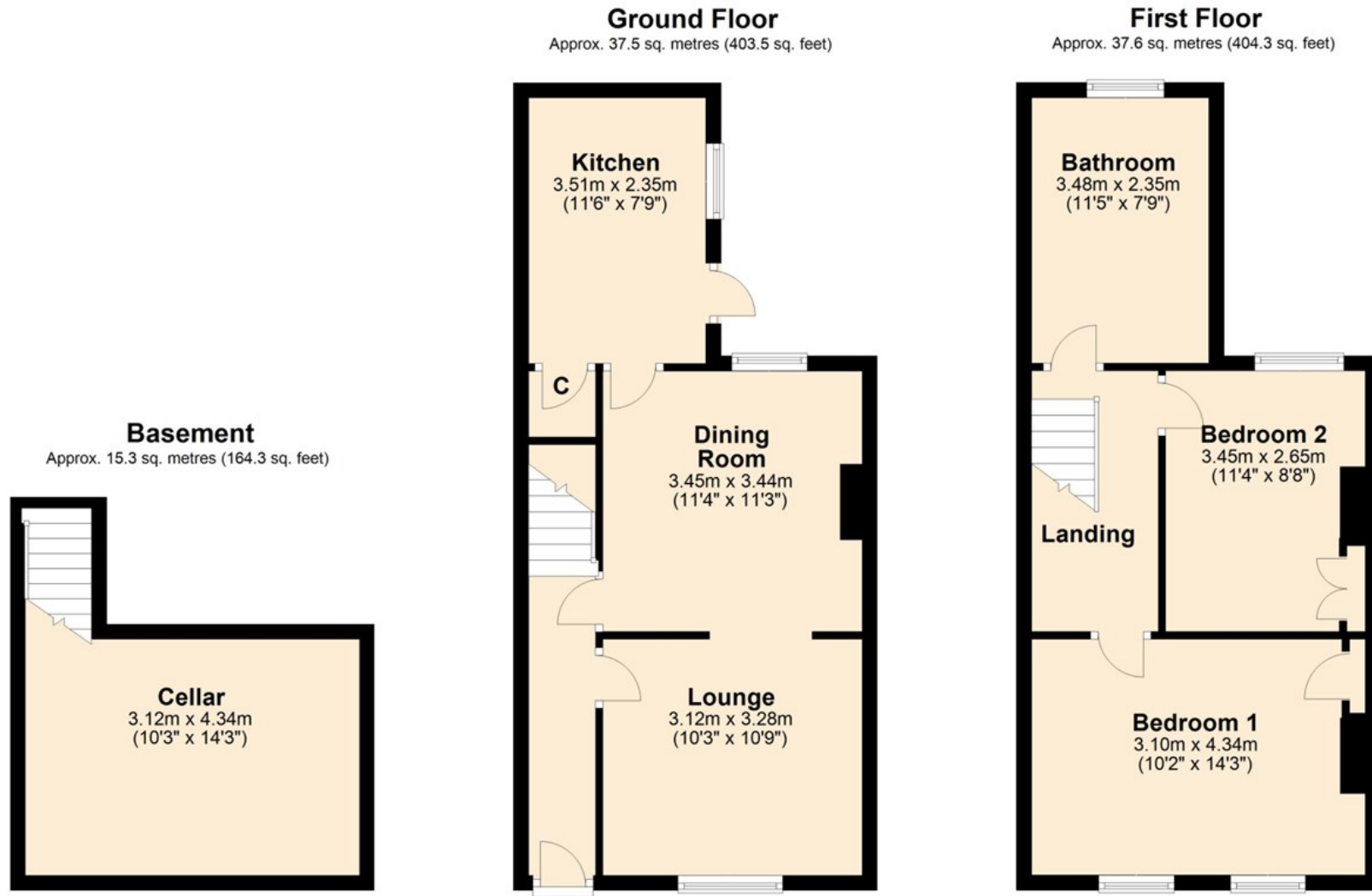
Water Supply – Mains

Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Central Heating, Gas Central Heating
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
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



Total area: approx. 90.3 sq. metres (972.1 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.

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