

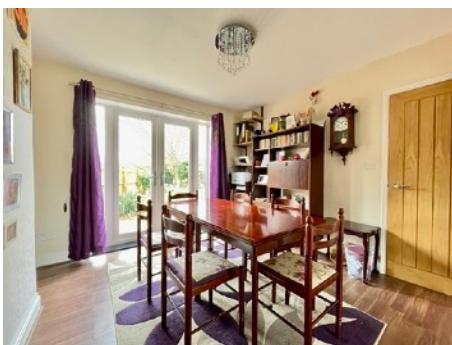


Good Choice Property Sales are proud to offer for sale this extensively refurbished end of terraced property, situated in the popular area of Abington near to local amenities, schools and parks.

Accommodation includes entrance hall, utility room/WC, refitted kitchen and large lounge/diner with three bedrooms and a bathroom upstairs. Outside are extensive front and rear gardens with off road parking and garage. (A/87m2/L)

Key Features:

- EXTENSIVELY REFURBISHED PROPERTY
- RECENTLY REPLACED ROOF TILES, WINDOWS, ELECTRICS, KITCHEN, BATHROOM & HEATING
- UTILITY & WC
- THREE BEDROOMS
- OFF ROAD PARKING
- GARAGE
- LARGE SOUTH WEST FACING REAR GARDEN
- COUNCIL TAX BAND A
- POPULAR LOCATION
- NEAR TO SCHOOLS, SHOPS, PARKS



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If you would like to offer on this property please email the following info to ian@goodchoiceproperty.co.uk

- Your Offer - please advise of how much deposit you will have (ie 10%)
- Your position (ie First Time Buyer, Sold, Buy to let etc)
- If SOLD, your Estate Agent's company name and contact details
- A copy of your mortgage decision in principle (DIP)
- A copy of your ID (drivers licence or passport) and proof of your address (utility bill etc no more than 3 months old)



Entrance Hall

Double glazed front door and window, decorative tiled flooring, wood panelled walls, stairs to the first floor, doors leading to:

Utility Room & WC

2.49m x 1.6m (8'2 x 5'3)

Vinyl flooring, dual flush WC, hand basin with storage under, double glazed windows to the front and side, space for washing machine and dryer and radiator.

Living/Dining Room

7.9m x 3.28m (25'11 x 10'9)

Wood laminate flooring, bay double glazed window to the front, three radiators, TV point and double glazed French doors to the rear.



Kitchen

2.62m x 2.48m (8'7 x 8'2)

Vinyl flooring, base and wall units, worktops, one and a half stainless steel sink and drainer, electric oven/grill, electric hob, fitted fridge/freezer, tiling to water sensitive areas, extractor, double glazed window to the rear and double glazed door to the side.

First Floor Landing

Carpet, double glazed window to the side, loft access (storage, light & power) and doors to:



Bathroom

2.6m x 1.7m (8'6 x 5'7)

Vinyl tiled flooring, bath with shower attachment, shower cubicle, dual flush WC, mounted wash basin with storage under, double glazed window to the side, extractor, radiator and tiling to water sensitive areas.

Bedroom 1

3.59m x 3.28m (11'9 x 10'9)

Carpet, double glazed window to the front and radiator.

Bedroom 2

3.31m x 3.26m (10'10 x 10'8)

Carpet, double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 3

2.88m x 2.63m (9'5 x 8'8)

Carpet, double glazed window to the rear and radiator.

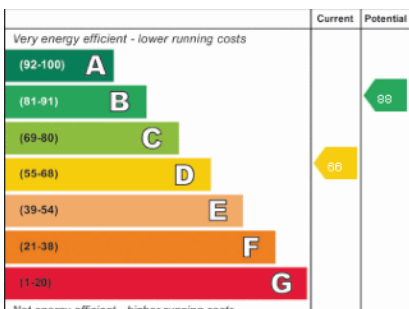


Rear Garden

South west facing, fence and wall enclosed, mainly laid to lawn with vegetable patch, borders, trees, shrubs, large resin surface seating area, shed, light, tap, two power sockets, rear access to the garage and gated access to the front.

Front Garden

Fence, wall and hedge boundary, gated block paved driveway for one car leading to a single garage.



Garage

Up and over door, light, power and door to the rear garden.

Agent's Notes

Standard construction. Mains water, gas and electricity (OVO Energy). Broadband currently provided by Virgin. Neighbour has right of access through the rear garden. Stepped threshold, standard width internal doors. No Flooding in the last 5 years. Known restrictions - No caravans/mobile homes allowed to the front of the property. Roof tiles, Electrics, Kitchen, Bathroom & Heating System replaced in 2019.

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. Viewing strictly by appointment only. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Franklins/Clarity/Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent also refers mortgage advice for which they receive a commission of 25% of the broker's fee.