



Good Choice Property Sales are proud to offer for sale this well presented, modern, semi detached property situated in the popular area of Abington, near to shops, schools and Abington Park.

Accommodation includes entrance hall, kitchen, WC and lounge dining room. To the first floor are two double bedrooms with fitted wardrobes and a family bathroom. Outside are front gardens and a south facing rear garden with a driveway for one vehicle. Other benefits include a brick built shed and BBQ, double glazing and gas radiator heating. (B/73m2/S)

Key Features:

- SEMI DETACHED
- MODERN PROPERTY
- DRIVEWAY
- SOUTH FACING REAR GARDEN
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS WC
- FITTED WARDROBES & STORAGE CUPBOARDS
- BRICK BUILT SHED (with light & power)
- NEAR TO LOCAL SHOPS, SCHOOLS AND ABINGTON PARK
- COUNCIL TAX BAND B



Ian Jackson
01604 631403
07799 777968
ian@goodchoiceproperty.co.uk
www.goodchoiceproperty.co.uk
@iangoodchoice



For more property information please see the 'Property Description' page on the Rightmove advert.



Entrance Hall

Entered via a composite front door, carpet, radiator, cupboard, stairs to the first floor and doors to:

Kitchen

2.83m x 2.26m (9'3 x 7'5)

Tiled flooring, base and wall units, oak worktops, electric oven/grill, gas hob, stainless steel splash back, extractor, one and a half stainless steel sink and drainer, space for washing machine and fridge freezer, radiator, boiler cupboard and double glazed window to the front.

WC

2.29m x 0.97m (7'6 x 3'2)

Tiled flooring, radiator, dual flush WC, tiling to water sensitive areas and extractor.

Lounge Dining Room

4.4m x 4.29m (14'5 x 14'1)

Carpet, radiator x2, double glazed window and door to the rear.



First Floor Landing

Carpet, cupboard and doors to:

Bathroom

2.05m x 1.95m (6'9 x 6'5)

Tiled flooring, bath with shower over, dual flush WC, pedestal wash basin, radiator, tiling to water sensitive areas and extractor.



Bedroom 1

3.4m x 3.34m (11'2 x 10'11)

Carpet, two double glazed windows to the front, radiator, loft hatch (basic storage/light) and fitted wardrobe.

Bedroom 2

4.4m x 2.69m (14'5 x 8'10)

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



Rear Garden

South facing, fence enclosed, mainly laid to lawn with patio seating area, brick built shed (with light and power) and BBQ.

Front Garden

Shrubs, borders and driveway for one vehicle with gated access to the rear garden.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 E
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agent's Notes:

There is a service charge of approx £40 pcm for the upkeep of the communal areas.

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.