



Good Choice Property Sales are proud to offer for sale with NO UPPER CHAIN, this extended semi-detached property, situated in the popular area of Abington Vale near to schools, shops, major road links, Npton General Hospital and Abington Park.

Accommodation includes entrance porch, hall, office/bedroom four, living/ dining room, kitchen, utility, wet room (shower), WC and lobby. To the first floor are three bedrooms and a bathroom. Outside are front and rear gardens with off road parking for numerous vehicles (space for caravan/ motor home etc) and garage. (C/118m2/L)



Key Features:

- NO UPPER CHAIN
- EXTENDED GROUND FLOOR
- UTILITY & WC
- DOWNSTAIRS WET ROOM
- OFFICE / BEDROOM 4
- THREE BEDROOMS & BATHROOM UPSTAIRS
- SOUTH EAST FACING REAR GARDEN
- GENEROUS LIVING SPACE
- PARKING FOR NUMEROUS VEHICLES (SPACE FOR CARAVAN)
- GARAGE
- NEAR TO SCHOOLS, SHOPS, ROAD LINKS & ABINGTON PARK

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



Entrance Porch

Tiled flooring, double glazed windows and door leading to the hall.

Hall

Entered via a double glazed front door, carpet, stairs to the first floor, radiator, double glazed window and door to the front and doors to:

WC

2.1m x 2m (6'11" x 6'7")

Vinyl flooring, pedestal hand basin, WC, radiator and single glazed window to the front.

Office / Bedroom 4

4.39m x 2.96m (14'5" x 9'9")

Carpet, radiator, double glazed window to the front and fitted wardrobes.

Utility Room

2.53m x 2.13m (8'4" x 7')

Vinyl flooring, base units, worktop, double stainless steel sink, space for washing machine, boiler, double glazed window to the side and door to the wet room.

Wet Room

2.1m x 1.17m (6'11" x 3'10")

Tiled walls, shower, mounted wash basin, cupboard, extractor and single glazed window to the side.

Living / Dining Room

7.04m max x 6.83m max (23'1" x 22'5")

Carpet, two radiators, double glazed sliding doors to the rear garden, gas fire and opening to the kitchen.

Kitchen

3.35m x 2.92m (11' x 9'7")

Carpet tiles, base and wall units, worktop, double stainless steel sink, electric oven/grill, electric hob, space for a dishwasher and fridge, breakfast bar, radiator, double glazed window to the rear and glass panelled door to the lobby.

Lobby

2.56m x 1.47m (8'5" x 4'10")

Tiled floor, double glazed door to the rear garden, space for a freezer and door to the garage (currently blocked up).

First Floor Landing

Carpet, loft access, cupboard (hot water tank) and doors to:

Bathroom

2.48m max x 2m (8'2" x 6'7")

Carpet, bath, WC, mounted wash basin with storage under, radiator and double glazed window to the side.

Bedroom 1

3.81m x 3.57m (12'6" x 11'9")

Carpet, double glazed window to the front and radiator.

Bedroom 2

3.45m x 2.56m (11'4" x 8'5")

Carpet, cupboard, double glazed window to the rear and radiator.

Bedroom 3

3m x 2.35m (9'10" x 7'9")

Carpet, radiator, double glazed window to the side and eaves storage.

Rear Garden

South East facing, fence enclosed, mainly laid to lawn with block paved seating area, tap, trees, shrubs and two sheds.

Front Garden

Block paved driveway for numerous vehicles leading to a garage, space for a caravan/mobile home and gated access to rear garden.

Garage

Up and over door, light, power and door to the house (currently blocked up).

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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.