

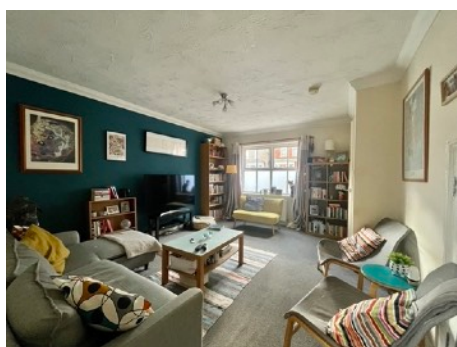


Good Choice Property Sales are proud to offer for sale with NO UPPER CHAIN, this modern, three storey property, situated in the popular area of Abington near to schools, shops and Abington Park.

Accommodation includes entrance hall, living room and kitchen dining room. To the first floor are two double bedrooms and a family bathroom, with a further double bedroom on the third floor. Outside are front and rear gardens with two parking spaces in a residents only car park. Other benefits include double glazing and gas radiator heating. (B/93m2/S)

**Key Features:**

- NO UPPER CHAIN
- KITCHEN DINER
- THREE DOUBLE BEDROOMS
- STUDY
- THREE STOREY HOUSE
- FRONT & REAR GARDENS
- TWO PARKING SPACES IN A RESIDENTS ONLY CAR PARK
- POPULAR LOCATION
- NEAR TO SCHOOLS, SHOPS AND ABINGTON PARK
- COUNCIL TAX BAND C



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



### Entrance Hall

Entered via a timber front door, vinyl flooring, radiator, stairs to the first floor and door to the living room.

### Living Room 4.44m x 3.69m (14'7 x 12'1)

Carpet, double glazed window to the front, cupboard, doors to the kitchen and hall.

### Kitchen Diner 4.69m x 3m (15'5 x 9'10)

Vinyl flooring, base and wall units, worktops, one and a half stainless steel sink and drainer, electric oven, gas hob, extractor, space for a washing machine and fridge freezer, double glazed window and French doors to the rear, radiator and cupboard.

### First Floor Landing

Carpet, cupboard and doors to:

### Bathroom 2.27m x 1.84m (7'5 x 6')

Tiled flooring, 'P' shaped jacuzzi bath with shower over, dual flush WC, mounted wash basin with storage under, radiator, double glazed window to the rear and extractor.

### Bedroom 2 4.7m x 2.73m (15'5 x 8'11)

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

### Bedroom 3 2.82m x 2.36m (9'3 x 7'9)

Carpet, double glazed window to the rear and radiator.

### Study 2.8m x 1.92m (9'2 x 6'4)

Carpet, double glazed window to the front, radiator and stairs to the second floor.

### Second Floor

### Bedroom 1 4.7m x 4.54m (15'5 x 14'11)

Carpet, loft access, two Velux windows to the rear and radiator.

### Rear Garden

Fence enclosed, mainly laid to lawn with shrubs, borders and patio.

### Front Garden

Low maintenance with walled boundary.

### Parking

Two spaces in a resident only car park.



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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.