

Good Choice Property Sales are proud to offer for sale this bay fronted Victorian terraced property, situated in the popular area of Abington, near to schools, shops and Abington Park.

Accommodation includes an entrance hall, lounge diner, kitchen diner, utility and part converted cellar (used as an office) with two bedrooms and a four piece bathroom on the first floor. There is a South facing rear garden and rear access via a service road. (B/82m2/S)

Key Features:

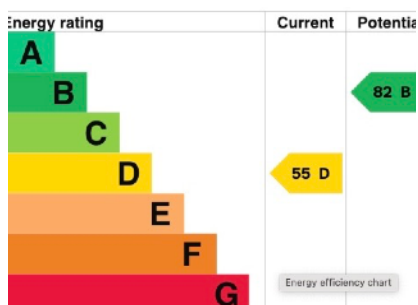
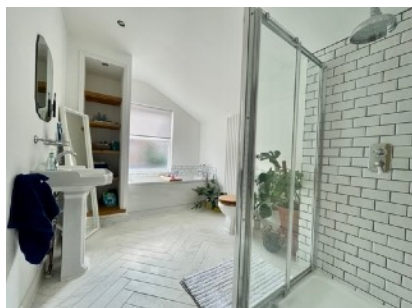
- BAY FRONTED VICTORIAN TERRACE
- GENEROUS & MODERN KITCHEN DINER
- UTILITY
- PART CONVERTED CELLAR (currently used as an office)
- TWO DOUBLE BEDROOMS
- STYLISH FOUR PIECE BATHROOM
- SOUTH FACING REAR GARDEN
- REAR ACCESS VIA A SERVICE ROAD
- POPULAR LOCATION NEAR TO SCHOOLS, SHOPS AND PARKS
- COUNCIL TAX BAND B



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



Entrance Hall

Entered via a composite front door, stripped floorboards, coat and show storage and door to the lounge diner.

Lounge Diner

6.81m x 3.3m (22'4 x 10'10)

Stripped floorboards, double glazed bay window to the front, decorative fireplace, two radiators, double glazed window to the rear, stairs to the first floor, cupboards and door to the kitchen diner.

Kitchen Diner

6.22m x 2.43m (20'5 x 8')

Tiled flooring, base units, work tops, ceramic sink and drainer, electric oven, gas hob, extractor, tiling to water sensitive areas, two double glazed windows to the side, radiator, boiler cupboard, doors to the cellar, utility and rear garden.

Utility

2.38m x 1.6m (7'10 x 5'3)

Tiled flooring, worktop, space for a washing machine and fridge freezer and double glazed window to the rear.

Cellar / Office

4.2m x 3.1m (13'9 x 10'2)

Part converted, wood laminate flooring, radiator, cupboard, light, power and window to the front.

First Floor Landing

Carpet, loft access, cupboard and doors to:

Bathroom

3.62m x 2.44m (11'11 x 8')

Tiled flooring, tiling to water sensitive areas, shower cubicle, bath, WC, pedestal wash basin, radiator, cupboard and double glazed window to the rear.

Bedroom 1

4.34m x 3.17m (14'3 x 10'5)

Carpet, two double glazed windows to the front and radiator.

Bedroom 2

3.49m x 2.62m (11'5 x 8'7)

Carpet, double glazed window to the rear, feature fireplace and radiator.

Rear Garden

South facing, fence and wall enclosed, mainly laid to lawn with patio and gravel seating area, shrubs, borders, tap, light and gated access to the rear service road.

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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.