



**134 Beech Avenue, Abington, Northampton, NN3 2JQ**  
**Offers Over £284,000 Freehold**

An immaculately presented three bedroom, double bay fronted terrace home. The current owner has recently renovated the property to include new kitchen, shower room, flooring, electrics, gas boiler and newly fitted windows and doors. The ground floor is mostly open plan, creating the ultimate entertaining space. The accommodation comprises entrance hall, lounge/dining/kitchen area and WC. The first floor provides three good size bedrooms and an immaculately presented shower room. Further benefits include a good size and well maintained rear garden, front garden and garden room. Please call 01604 231111. EPC: D. Council Tax Band: C

**Fully Renovated | New Kitchen & Shower Room | New Electrics | New Windows & Heating System | Good Size Garden & Garden Room | Great Location**

modern marketing · traditional values

## ENTRANCE

Laminate flooring. Built in cupboard. Staircase to first floor landing. Open to:

**LOUNGE AREA 5.18m x 5.69m (17'0 x 18'8) Max**  
uPVC double glazed bay window to front elevation. Two radiators. Spotlights. Laminate flooring. USB sockets.

## KITCHEN/DINING AREA 2.62m x 5.66m (8'7 x 18'7)

Kitchen Area: uPVC double glazed window to rear elevation. Radiator. Wall and base units with work surfaces over. Stainless steel sink with mixer tap. Built in oven, electric hob and extractor. Space for fridge/freezer, washing machine and dishwasher.

Dining Area: Contemporary patio doors to rear elevation. Radiator. Space for dining table.

## WC

WC and wash hand basin. Tiling to splash back areas.

## FIRST FLOOR LANDING

Doors to:

**BEDROOM ONE 4.34m x 3.35m (14'3 x 11'0)**  
uPVC double glazed bay window to front elevation. Radiator. Laminate flooring. Spotlights.

**BEDROOM TWO 3.48m x 3.73m (11'5 x 12'3)**  
uPVC double glazed window to rear elevation. Radiator. Laminate flooring. Spotlights.

**BEDROOM THREE 2.54m x 2.31m (8'4 x 7'7)**  
uPVC double glazed window to front elevation. Radiator.

## SHOWER ROOM

uPVC double glazed window to rear elevation. A newly fitted suite comprising double walk in shower and wash hand basin and WC set in vanity unit. Modern tiles throughout. Towel rail.

## OUTSIDE

### FRONT GARDEN

Concrete front garden. enclosed by brick wall.

### REAR GARDEN

Mainly laid to lawn with an entertaining patio area. Shrubs, plants and bushes. Enclosed by brick wall and timber fencing. Door to garden room.

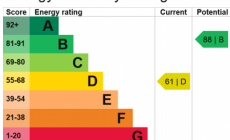
### GARDEN ROOM 3.73m x 4.39m (12'3 x 14'5)

uPVC double glazed sliding doors and uPVC double glazed door to enter. uPVC double glazed window to side elevation. Vaulted ceiling. Space for work shop.

### DRAFT DETAILS

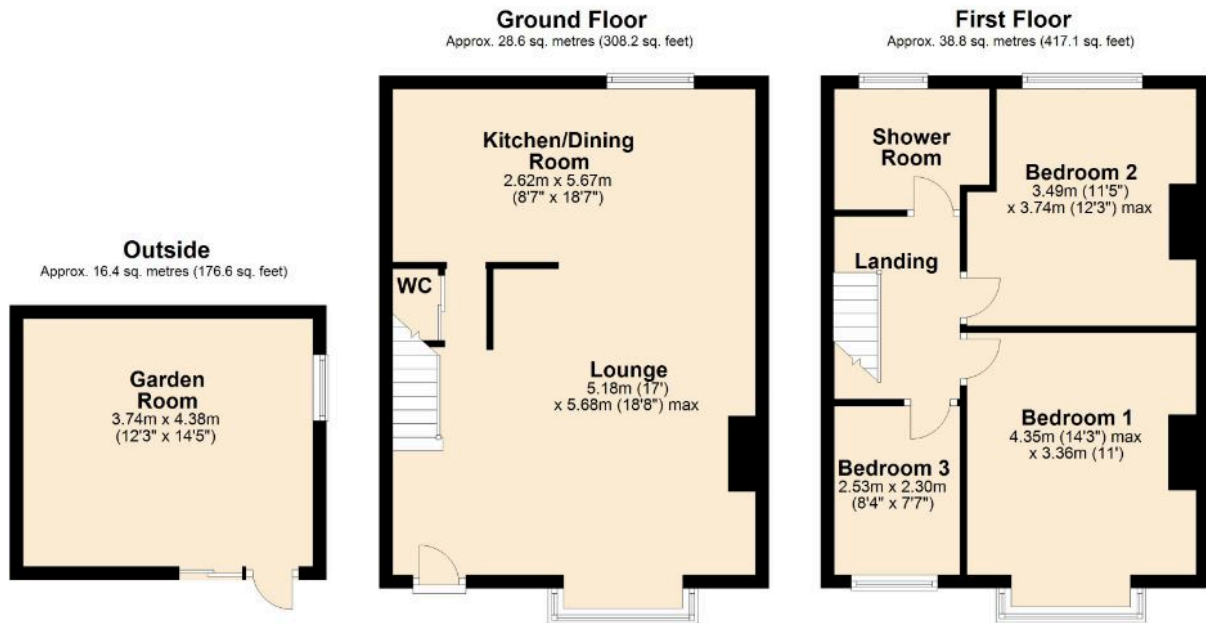
At the time of print, these particulars are awaiting approval from the Vendor(s).

Energy Efficiency Rating



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 83.8 sq. metres (902.0 sq. feet)



## LOCAL AREA INFORMATION

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars, eateries and the Racecourse, as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1 mile away on the Kettering Road, or 1.5 miles away at either Weston Favell Shopping centre or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the M1, A45, A43, A508 and A428 and in turn link to the A14.



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